



TOWN of THOMPSON

MINUTES

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ORDINANCE REVIEW COMMITTEE

SPECIAL MEETING * THURSDAY, JUNE 9, 2022 @ 8:00 AM

MERRILL SENEY COMMUNITY ROOM – TOWN HALL

PRESENT: Al Landry, Dick Trudeau, Celeste Guimont, JoAnn Hall, Angela Authier

ALSO PRESENT: Tyra Penn-Gesek, Town Planner; David Clark, Valerie Clark; Mary Eames

- 1) Call To Order
Al Landry, Chair, called the meeting to order at 8:02 AM.
- 2) Accept Minutes
A Motion was made by JoAnn Hall to accept the Minutes of the June 2, 2022 Ordinance Review Committee meeting as written, seconded by Dick Trudeau. All in favor, Motion carried.
- 3) Correspondence
No new correspondence this week.
- 4) Set Next Meeting Date
The next meeting date is scheduled for Thursday, June 16, 2022 at 8:00 AM.
- 5) Citizen's Comments (Time Limit at Discretion of Chair)
Valerie Clark, 105 Alm Rd., stated she agrees with the definition of fencing as the wording is tied to the Building Code, she cautioned members on the definition of clear-cutting as there are legitimate timber harvests necessary to restore lands, the maintenance of fields & ponds is normally required. Lastly, she feels the assessed rate of Open Space should be tied to the State of CT. rates.
- 6) Review Public Act 490 Open Space
Dick Trudeau suggested we review the proposed final draft of the ordinance in its entirety, members agreed. Review began on page 1, Dick Trudeau questioned the reason for having 'mortared stonewalls' in the definition of 'Development' in Section 2-Definitions. Al Landry feels they're not natural walls that animals can travel through or live in, they're not a natural resource. Member discussion ensued.

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A Motion was made by Dick Trudeau to delete 'mortared stonewalls' from the definition of 'Development', seconded by Angela Authier. Roll call vote – Celeste Guimont NO, Al Landry NO, JoAnn Hall NO, Motion fails. Verbiage will remain in definition. On page 2, Section 2, subsection A.3, Dick Trudeau proposed to delete the verbiage 'and/or' at end of sentence, member discussion followed, members agree to remove 'and/or' language. Section 2, subsection A.4. Dick Trudeau proposed to delete clear-cutting from this section of the definition. Al Landry feels it is important to keep clear-cutting. Member discussion followed.

A Motion was made by Dick Trudeau to delete from Section 2, subsection A.4., there was no Second, Motion fails. Page 2, Section 2, subsection B.4. Dick Trudeau proposes to delete verbiage 'and/or' at the end of sentence, members agreed to delete 'and/or' verbiage. Dick Trudeau proposed to delete the definition of 'Town-means the Town of Thompson', as it's stated previously in the ordinance, members agree to remove verbiage. Page 3, Section 4-Qualification Criteria. In the first paragraph Dick Trudeau proposed to change wording of 'land in all districts of Thompson may be eligible' to 'land in all districts of Thompson are eligible', members agreed. As well as last sentence of paragraph reads 'the Assessor may grant the Open Space classification based on the following criteria' to read 'the Assessor shall grant the Open Space classification based if the following criteria are met'. Members agreed to change verbiage. Section 4, subsection A. Dick Trudeau proposed to change wording of 'The subject parcel shall be an area of not less than 3 acres of unbuilt or undeveloped land' to read 'the subject parcel shall be an area of not less than 3 acres of unbuilt and undeveloped land'. Members agree to changed wording. Section 4, subsection C. Al Landry doesn't clearly understand what this sentence is saying. Tyra Penn-Gesek, Town Planner, suggested the verbiage to read 'in cases where the built or developed portions of the subject parcel are greater than the area of a single building lot, the area excluded from the Open Space calculation shall not exceed the actual square footage of the developed portion'. Members will digest & discuss next week at final draft revision. Page 4, Section 5 - Application Process. Dick Trudeau suggested to add language of "Application Process – See Town of Thompson Assessor". Member discussion followed, members agreed to add language 'See Town of Thompson Assessor'. Section 6 – Valuation. Angela Authier questioned the difference between the existing Open Space valuation & the proposed Open Space valuation. Paul Hopkins, Assessor, could not attend today's meeting, as he was in school for continuing education classes. Members would like Paul to attend the next ORC meeting to answer Angela's question & explain. Sections 7 + 8 are OK. Discussion followed, Celeste Guimont & JoAnn Hall agree the definitions should be bold or underlined, something so they stand out.

7) Citizen's Comments (Time Limit at Discretion of Chair)

David Clark, 105 Alm Rd., stated he agrees that mortared stonewalls should be removed from the definition of 'development', moss will grow on mortared walls, insects will live in mortared walls, etc. The clear-cutting issue, he agrees this needs to be worded better but shouldn't be deterred all together as timber harvesting, agricultural work, diseases, may be required for the land to rebound.

Valerie Clark, 105 Alm Rd., stated she agrees with removing the mortared stonewalls from the definition of development. Section 2, subsection A.2. Valerie stated the wording of drainage or roadwork should stay, however, grading in subsection A.3. should be removed, as there are many reasons grading is used for property regeneration. Lastly, the maximum calculation for Open Space needs to remain, anything exceeding a building lot.

8) Committee Members Comments

*Members welcomed their new member Angela Authier & thanked her for volunteering.

*Al Landy stated the ORC over the passed 10-12 years have amended all Town Ordinances.

*Dick Trudeau stated he'd like to request Paul Hopkins, Town Assessor, to be present at the next ORC meeting, Thursday, June 16th at 8:00 AM to answer any remaining questions.

*Tyra Penn-Gesek, Town Planner, will update working draft for members for final editing on June 16th.

9) Adjourn

A Motion was made by Dick Trudeau to adjourn the meeting at 8:57 AM, seconded by JoAnn Hall. All in favor, Motion carried.

Respectfully Submitted,



Donna M. Hall,

Recording Secretary