

TOWN OF THOMPSON

Planning & Zoning Commission

815 Riverside Drive
P.O. Box 899
North Grosvenordale, CT 06255
PHONE: 860-923-9475
E-MAIL: zeo@thompsonct.org
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Agenda – PZC Regular Meeting

Monday, December 19, 2022, at 7:00 PM

Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255 and via Zoom

Topic: PZC Regular Meeting

Time: Dec 19, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84449465471?pwd=VlJGNm9NeXpLSlQ1R1JlZ2M3OE9XQT09>

Meeting ID: 844 4946 5471

Passcode: 130924

One tap mobile

+13052241968,,84449465471#,,,,*130924# US

+13092053325,,84449465471#,,,,*130924# US

Dial by your location

+1 929 205 6099 US (New York)

Passcode: 130924

Find your local number: <https://us02web.zoom.us/j/84449465471?pwd=VlJGNm9NeXpLSlQ1R1JlZ2M3OE9XQT09>

1. Call to Order

Chairman Statement – Under Citizens comment – state your name and address, 3 minutes speaking time unless otherwise directed by chair, please address comments to Chair in a civil and respectful manner. Pledge of Allegiance

2. Roll Call, Seating of Alternates

3. Public Hearing

PZC #22-40 Applicant Spicer plus Inc – Jon Holstein, 0 Reardon Rd., Map 66, Block 101, Lot 6D, Zone BDD, property owner Thompson Rail Business Park LLC, requesting Special Permit to construct a propane bulk station. Initial construction will consist of a gravel driveway, stormwater basin and 30,000-gallon propane tank with safety and security accessories. Potential phase II construction may include a second 30,000-gallon tank, office building, well, and septic system.

4. Discuss Public Hearing and Possible Action:

PZC #22-40 Applicant Spicer plus Inc – Jon Holstein, 0 Reardon Rd., Map 66, Block 101, Lot 6D, Zone BDD, property owner Thompson Rail Business Park LLC, requesting Special Permit to construct a propane bulk station. Initial construction will consist of a gravel driveway, stormwater basin and 30,000-gallon propane tank with safety and security accessories. Potential phase II construction may include a second 30,000-gallon tank, office building, well, and septic system.

PZC #22-34 Application of Town of Thompson Planning and Zoning Commission, 815 Riverside Drive, Annual Update to Town of Thompson Zoning Regulations for 20121. Proposed Amendments are attached. Public Hearing closed. Discussion if the agenda is light.

Vote Required

5. Citizens Comments:

6. Applications:

7. Applications Received After Agenda Posted:

Planning and Zoning Regular Meeting Agenda December 19, 2022

8. Old Business
 - a. 27 Main Street – amend Site Plan Approval
 - b. Discussion of By-Laws
9. New Business
 - a. Proposed Buildings on 255 Buckley Hill Rd, Town of Thompson Highway Department Facility
 - b. Preliminary Development Discussion 26 Main Street- Baystate Investment Fund Inc.
 - c. Preliminary Development Discussion 1410 Thompson Rd – 1 Rattan Road Realty Trust – Dr. Sharma
10. Approval of the PZC Minutes of November 28, 2022 Meeting
11. Reports of Officers and Staff
 - a. Town of Thompson Budget Report
 - b. ZEO Memo
12. Correspondence
 - a. Minutes: Zoning Board of Appeals No December Meeting
 - b. Town of Webster Planning Board Decision
13. Signing of Mylar
14. ZBA Review:
ZBA requested a monthly update on the clean-up of Bates Auto. Report Attached.
15. Citizens Comments:
16. Commissioners' Comments:
17. Next Meeting:
 - a. PZC Regular Meeting January 23, 2023, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255.
18. Adjournment:

Respectfully Submitted, Gloria Harvey, Recording Secretary



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

RECEIVED
11-21-22

PZC 22-40 APPLICATION FOR ZONING REVIEW

- ☒ Special Permit ☐ Gravel Mining
☐ Zone Change ☐ Country Inn Permit
☐ Request for Public Hearing ☐ Request to Amend or Appeal

DEED INFORMATION: Volume 690 Page 66 Map 65 Block 101 Lot 6D Zone BDD

Applicant(s) Name Spicer Plus, Inc - Jon Holstein
Address 15 Thames Street, Groton CT 06340
Telephone (860) 445-2436 Business Telephone ()

Owner(s) of Record Thompson Rail Business Park LLC - Julian Michael
Address 225 Knowlton St, Bridgeport CT 06608
Telephone () Business Telephone ()

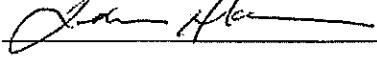
Type of Sewage ☒ Private ☐ Public Type of Water Supply ☒ Private ☐ Public

Is Subject Property in an Aquifer Protection Zone ☐ Yes ☒ No If yes, please include form

Wetlands Permit Required ☒ Yes ☐ No If yes, attach proof of approval (pending)

NDDH Approval Required ☒ Yes ☐ No If yes, attach proof of approval (pending)

Description of Request The applicant is proposing to construct a propane bulk station. Initial construction will consist of a gravel driveway, stormwater basin, and 30,000 gallon propane tank with safety and security accessories. Potential "phase II" construction may include a second 30,000 gallon tank, office building, well, and septic system.

Signature of Applicant(s)  Date 11/18/22

Signature of Zoning Officer Date

Application Number 22-40 Approved ☐ Yes ☐ No Date

Date of PZC Meeting 11/22/22 Date of Public Hearing 12/19/22 Fee 950.00
Pd C/P #1803. 11/21/22

Revised February 14, 2007 JEM

MUNICIPAL BUILDING
815 RIVERSIDE DRIVE • NO. GROSVENORDALE, CONNECTICUT 06255
TELEPHONE (860) 923-9475 • FAX (860) 923-9897



THOMPSON

PLANNING AND ZONING COMMISSION

Fee Paid/Date: \$ /
Cash Check (Ck. #)

Application Submission Date: _____

Date Received by Commission: _____

Application #: _____

APPLICATION FOR ZONING REVIEW

- ☐ Special Permit
- ☐ Zone Change
- ☐ Site Plan
- ☐ Accessory Apartment

- ☐ Gravel Mining
- ☐ Country Inn Permit
- ☒ Text Amendment
- ☐ Other

DEED INFORMATION: Volume _____ Page _____ Map _____ Block _____ Lot _____ Zone _____

Location of Property: N/A

Applicant(s) Name TOWN OF THOMPSON - PLANNING & ZONING COMMISSION

Mailing Address 815 RIVERSIDE DRIVE P.O. BOX 899 NORTH GROSVENORDALE CT 06255

Telephone (860) 923-9475 Business Telephone () SAME

Email Address planner@thompsonct.org

Owner(s) of Record N/A

Mailing Address N/A

Telephone () N/A Business Telephone () N/A

Email Address N/A

Type of Sewage ☐ Private ☐ Public N/A

Type of Water Supply ☐ Private ☐ Public N/A

Is Subject Property in an Aquifer Protection Zone ☐ Yes ☐ No If yes, please include form _____

N/A

Is the Subject Property located within a Flood Zone ☐ Yes ☐ No If yes, copy of FIRM required N/A

Wetlands Permit Required ☐ Yes ☐ No If yes, attach proof of approval N/A

NDDH Approval Required ☐ Yes ☐ No If yes, attach proof of approval N/A

Description of Request: ANNUAL UPDATE TO TOWN OF THOMPSON ZONING REGULATIONS FOR 2022

PROPOSED AMENDMENTS ARE ATTACHED

Signature of Property Owner _____ Date _____

Signature of Applicant [Signature] Date 21 SEPTEMBER 2022

FOR OFFICE USE ONLY:

Date of PZC Meeting 9-26-22 Date of Public Hearing _____

Approved ☐ Yes ☐ No Date _____

REVISED 10-3-18 CJD

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