

815 Riverside Drive P.O. Box 899

North Grosvenordale, CT 06255

PHONE: 860-923-9475

E-MAIL: <u>zeo@thompsonct.org</u> <u>planner@thompsonct.org</u>

WEBSITE: www.thompsonct.org

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=VlJGNm9NeXpLSlQ1R1JIZ2M3OE9XQT09

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/u/keb5dsyTQM

## 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, O 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 !! 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!! 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





## 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	Telephone (860) 445-2436 Business Telephone ()							
Owner(s) of Record Thompson Rail Business Park i	I.C. Julian Michael							
Address 225 Knowlton St, Bridgeport CT 06608								
	Business Telephone ()							
include a second 30,000 gallon tank, office building, well, and septic	tach proof of approval (pending)  ttach proof of approval (pending)  struct a propane bulk station. Intital construction will consist of a  tank with safety and security accessories. Potential "phase II" construction may system.							
Signature of Applicant(s)	Date							
Signature of Zoning Officer	Date							
Application Number <u>23.40</u> Approved □ Yes	□ No Date							
Date of PZC Meeting $\frac{11/38/2}{2}$ Date of Public He	earing/2/19/22 Fee 350.00 Pd ch 41803.11/21/22							
Revised February 14, 2007 JEM	PO CD #1302. May lax							

MUNICIPAL BUILDING

NO. GROSVENORDALE CONNECTICUT

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



Fee Paid/Date: \$ / Check ( \_\_\_\_Ck. #)

Application Submission Date: \_\_\_\_\_
Date Received by Commission: \_\_\_\_\_
Application #:

PZC 22-34

## APPLICATION FOR ZONING REVIEW

Special Permit			•				
Site Plan				□ Gr	avel Minin	g	
DEED INFORMATION: Volume Page Map Block Lot Zone  Location of Property:   Applicant(s) Name Town of Thompson - Planking Commission  Mailing Address 815 Liverating Dave 1.0 Box 899 Novill Gaskeromanais Ct. 00255  Telephone (Slad) 933-9435 Business Telephone ( ) 5000  Email Address Dianner & thompsond org  Owner(s) of Record Jan Business Telephone ( ) U/A  Telephone ( ) MA  Mailing Address M/A  Telephone ( ) MA  Business Telephone ( ) U/A  Email Address M/A  Telephone ( ) MA  Type of Water Supply Private Public N/A  Is-Subject Property in an Aquifer Protection Zone D Yes D No. If yes, please include form  N/A  Is-Subject Property located within a Flood Zone D Yes D No. If yes, copy of FIRM required U/A  Wetlands Permit Required D Yes D No. If yes, attach proof of approval N/A  NDDH Approval Required D Yes D No. If yes, attach proof of approval N/A  NDDH Approval Required D Yes D No. If yes, attach proof of approval N/A  Description of Request: Andrew Lighte To. Town of Thompson Zonink Permanus For 2002  Proposed Amenoments In a Attached  Signature of Applicant D Town of Thompson Zonink Permanus For 2002  FOR OFFICE USE ONLY:  Date of PZC Meeting P-26-23 Date of Public Hearing Approved D Yes D No. Date	_				-		
DEED INFORMATION: Volume Page Map Block Lot Zone  Location of Property: VA  Applicant(s) Name Town of Thompson - Planning Address 815 Riveraling Dave p.o. Bux 899 Novill Gasage manage of Compassion Mailing Address 815 Riveraling Dave p.o. Bux 899 Novill Gasage manage of Compassion Dave p.o. Bux 899 Novill Gasage p.o. Bux 899 Novill Gasag		-				nent	
Applicant(s) Name					mer		
Applicant(s) Name Town of Thompson - Planning 4 Zomne Compussion  Mailing Address 815 Ruppaide David 1.0 Box 899 Novill Grossephanals Ct 06255  Telephone (860) 933-9415 Business Telephone ( ) 5044.  Email Address planner & thrompsonch org  Owner(s) of Record V/A  Mailing Address N/A  Telephone ( ) 1/A  Business Telephone ( ) 1/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 Pyes No If yes, please include form N/A  Is the Subject Property located within a Flood Zone Pyes No If yes, copy of FIRM required 1/A  Wetlands Permit Required Pyes PNo If yes, attach proof of approval N/A  NDDH Approval Required Pyes PNo If yes, attach proof of approval N/A  Description of Request: Annual Update To Town of Thompson Zonial Permit Permit Property Owner Date  Signature of Property Owner Date  Signature of Applicant Date  Signature of Property Owner Date	DEED INFORMATION: Volum	e Page	Map	Block	Lot	Zone	
Mailing Address 815 Livencipe Dave 1.0 Box 899 Novill Causage womand Colored Telephone (\$160) 933-9435 Business Telephone (\$) 5000.  Email Address planner & the orthogored-org.  Owner(s) of Record Mailing Address N/A Telephone (\$) M/A Telephone (\$) M/A Telephone (\$) M/A Email Address M/A Telephone (\$) M/A Email Address M/A Telephone (\$) M/A Email Address M/A Type of Sewage 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 V/A  Wetlands Pennit 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: ANDUAL UPDATE TO TOWN OF THOMPSON ZONING PECULATIONS For 2022  PROPOSED AMENDHANTS ANA ATTACHED  Signature of Property Owner Date  Signature of Applicant Date Of Public Hearing  Approved Yes No Date	Location of Property:	NA					
Mailing Address 815 Livencipe Dave 1.0 Box 899 Novill Causage womand Colored Telephone (\$160) 933-9435 Business Telephone (\$) 5000.  Email Address planner & the orthogored-org.  Owner(s) of Record Mailing Address N/A Telephone (\$) M/A Telephone (\$) M/A Telephone (\$) M/A Email Address M/A Telephone (\$) M/A Email Address M/A Telephone (\$) M/A Email Address M/A Type of Sewage 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 V/A  Wetlands Pennit 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: ANDUAL UPDATE TO TOWN OF THOMPSON ZONING PECULATIONS For 2022  PROPOSED AMENDHANTS ANA ATTACHED  Signature of Property Owner Date  Signature of Applicant Date Of Public Hearing  Approved Yes No Date	Applicant(s) NameTo	UN OF THOW	pson - Pc	-ANNWF 4	ZUMNG	Comm ssio	C
Email Address	Mailing Address 8	15 RIVENSIDE	DAVE P.	0. Box 899	NOVIII GU	DSVENORDALS C	 <u>7_</u> 06255
Mailing Address   N A   Business Telephone ( )   N A	Telephone (860)	923-9475	Busines	s Telephone (	)	SAME.	
Mailing Address   N A   Telephone (	Owner(s) of Record	planner eth	orupsond.	org			<del></del>
Telephone   Date   Date   Business Telephone   Date   Date				1774 A.M.		· · · · · · · · · · · · · · · · · · ·	<del></del>
Email Address   M A    Type of Sewage   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   THOMPSON ZUNING PERMATIBLE For 2022    Proposed Amendman Jack Attached  Signature of Property Owner   Date    Signature of Applicant   Date   D			Busines	s Telephone (	<u> </u>	NIA	
Type of Sewage  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  Nes  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:  Nouse  No If yes, attach proof of approval  N/A  Description of Request:  Nouse  No If yes, attach proof of approval  N/A  Description of Request:  Nouse  Nous	Email Address			о которионо (		<u> </u>	
Is the Subject Property located within a Flood Zone \( \text{Yes} \) No If yes, copy of FIRM required \( \text{V/A} \)  Wetlands Permit Required \( \text{Yes} \) No If yes, attach proof of approval \( \text{N/A} \)  NDDH Approval Required \( \text{Yes} \) No If yes, attach proof of approval \( \text{N/A} \)  Description of Request: \( \text{Annual Update To Town of Thompson Zoning For 2022} \)  Proposed \( \text{Amendatends} \)  Signature of Property Owner \( \text{Date} \)  Date \( \text{21 Septamber 2022} \)  FOR OFFICE USE ONLY:  Date of PZC Meeting \( \text{9-26-23} \)  Date of Public Hearing \( \text{Approved} \)  Approved \( \text{Yes} \)  Date \( \text{Date} \)  Date	Type of Sewage   Private   Pu	blic NA	T <del>yp</del> e	of Water Su	<del>pply □Pri</del>	<del>vate □ Pub</del> l	ic 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 PECULATIONS   Fon 2022    PROPOSED   AMENDMENTS   ALE ATTACHED    Signature of Property Owner   Date    Signature of Applicant   Date   Date   Date    POR OFFICE USE ONLY:   Date of PZC Meeting   P-26-23   Date of Public Hearing    Approved   Yes   No   Date	Is Subject Property in an Aquifer	Protection Zone		o If yes, plea	rse include	form	Will deliver to
NDDH Approval Required □ Yes □ No If yes, attach proof of approval N/A  Description of Request: Annual Update To Town of Thompson Zoning Proposed Amendments And Attached  Signature of Property Owner Date  Signature of Applicant Date 2/ September 2022  FOR OFFICE USE ONLY:  Date of PZC Meeting 9-2623 Date of Public Hearing Approved □ Yes □ No Date	Is the Subject Property located wi	thin a Flood Zon		No If yes, c	opy of FIR	M required	u/A
Description of Request: Annual Update To Town of Thompson Zoning Preculations for 2022  Proposed Amendments Are Attached  Signature of Property Owner Date  Signature of Applicant Date 21 September 2022  FOR OFFICE USE ONLY:  Date of PZC Meeting 9-2623 Date of Public Hearing Approved 1 Yes 1 No Date	Wetlands Permit Required - Yes	<del>≀ □ No If yes, ≀</del>	ttach proof	of approval N	A/c		,
Signature of Property Owner Date	NDDH Approval Required □ Ye	s □ No If yes,	attach proof	<del>of approv</del> al	NA		,
Signature of Property Owner Date	Description of Request: ANNUAL	UPDATE TO TOW	N OF THOM	DSON ZONING	RECULATIO	ous for 200	12
Signature of Property Owner Date	PROPOSED AHENI	SHENTS ARE,	477ACHED				
Signature of Applicant  Date 2/ SEP14 MB4 R 2022  FOR OFFICE USE ONLY:  Date of PZC Meeting 9-26 23  Approved  Yes  No Date  Date 2/ SEP14 MB4 R 2022		,		•	,		_
Signature of Applicant  Date 2/ SEP14 MB4 R 2022  FOR OFFICE USE ONLY:  Date of PZC Meeting 9-26 23  Approved  Yes  No Date  Date 2/ SEP14 MB4 R 2022	Signature of Property Owner		Ds	ate			_
FOR OFFICE USE ONLY:  Date of PZC Meeting 9-3623 Date of Public Hearing  Approved □ Yes □ No Date		<b>I</b>					
Date of PZC Meeting 9-3633 Date of Public Hearing Approved   No Date	Signature of Applicant		Da	ite 2 / SEP19	EMBER 2	1022	•
Approved   Yes   No Date	FOR OFFICE USE ONLY:	·	<i>}</i>			- * * * * * * * * * * * * * * *	
PRIVISED 10.3.18 CID		•	Hearing				
XT 410DD 10-3-19 CID	REVISED 10-3-18 CJD	,		<del>.</del>			

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