



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, October 25, 2021 at 7:00 PM

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

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1. Call to Order, Roll Call, Seating of Alternates
2. Public Hearing
PZC Application #21-31 Applicant Inn Acquisition Associates, Andrew Silverson and property owner of 286 Thompson Hill Road, Map 103, Block 40, Lot 2, Zone, Thompson Common Village District, TTCV, requesting a Public Hearing for a 2 lot re-subdivision, Subdivision Regulations, Article 111, Section 4A, 1.

PZC Application #21-32 Applicant and property Owner, Wojciech of 1574 Riverside Drive, Map 55, Block 65 Lot 14, Zone, Thompson Corridor Development District, TCDD, requesting a Public Hearing for construction of Commercial Building, Light Manufacturing, Zoning Regulations Article 4E, Section 2-24.
3. Discuss Public Hearing and Possible Action -
4. Approve Minutes:
 - a. September 22, 2021 Subcommittee Meeting Minutes
 - b. September 27, 2021 Regular Meeting Minutes
5. Applications:
PZC Application #21-28 Applicant Kristina Thorne, property owner Cody McCall, at 24 Border Trail, Map 164, Block 11, Map 26E, Zone RRD, Requesting a Permit with Site Plan Review for an in- home family daycare, Zoning Regulation Article 4A, Section 2-6.

PZC Application #21-33 Applicant Ken Loiselle (Rte 193 LLC) and property owner of 49 Thompson Road, Map 87, Block 53, Lot 8, ZONE Thompson Commercial Development District, TCDD requesting a Permit with Site Plan Review for construction of an additional food and beverage service establishment, Event Barn, Zoning Regulations Article 4E, Section 2-12
6. Applications received after agenda posted
7. Citizens Comments:
8. Reports of Officers and Staff:
 - a. Planners Report
 - b. ZEO Memo
 - c. Town of Thompson Budget Reports September 2021

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9. Correspondence:
 - a. Minutes: Zoning Board of Appeals October 13, 2021
 - b. Robinson and Cole Facility Modification Cell Tower, 44 Rich Road Letter attached. Record is on file.
 - c. Town of Webster Planning Board Public Hearing Notice
 - d. Town of Webster Planning Board Public Hearing Notice
 - e. Town of Douglas Planning Board Legal Notice of Public Hearing
 - f. Town of Douglas Planning Board Public Hearing Notice
10. Signing of Mylar:
11. Old Business:
 - a. Madison Avenue
12. New Business:
 - a. Calendar Year 2022 Regular Meeting Schedule
 - b. Complaint of Home Occupation Permit #21-26 approval, 5 Beatie Avenue
 - c. Discussion of intent of Article 4A Rural Residential Agricultural District (RRAD)-Frontage and Setback Requirements
13. Commissioners Comments:
14. Next Meeting:
 - a. PZC Regular Meeting November 22, 2021, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255
15. Adjournment

Respectfully Submitted,
Gloria Harvey,
Recording Secretary



PZC 21-31

Application for Subdivision

☐ Subdivision

☒ Resubdivision

FOR COMMISSION USE ONLY

Subdivision Number AZC - 21-31 Date Received 9-13-2021

Date of Next Commission Meeting 9-27-2021 Fee Paid \$ 410.00

TO BE COMPLETED BY APPLICANT

Owner(s) of Record INN ACQUISITION ASSO Telephone 860 384 6238

Address 286 THOMPSON HILL ROAD

Applicant SAME Telephone SAME

Address MAILING ADDRESS: PO BOX 428, THOMPSON CT

Surveying & Engineering Company J+D CIVIL ENGINEERS

Address 401 RAVENELLE RD Telephone 860 973 2920

Subdivision Name 2 LOT RESUBDIVISION FOR INN ACQ.

Site Location ROUTE 200, NORTH EAST SIDE, NEAR I-395

Zoning Classification TCV Map 103 Block 40 Lot 2

Number of Lots Proposed 1 Total Area of Tract (Acres) 36 Area to be subdivided 4

Length of Proposed Streets 0 Towns Within 500 ft. of Subdivision 0

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

Length of Public Sewage Disposal Lines 0 ft. Length of Public Water Lines 0 ft.

Aquifer Protection Zone ☐ Yes ☒ No Energy Conservation Plan ☐ Yes ☒ No

Waivers Requested ☒ Yes ☐ No If Yes Describe SIDEWALKS



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The following shall accompany this application form as required in the Subdivision Regulations

- ☒ Fee
☒ Sanitary Report (PENDING)
☒ Documentation of the Conservation & Inland Wetland Commission Final Decision (PENDING)
☒ Two (2) 24" x 36" and Fifteen (15) 11" x 17" copies of Subdivision Plans
☒ Erosion and Sedimentation Control Plans
☒ Certificate of public Convenience and Necessity (NOT APPLICABLE)
☒ Documentation of approval from the Town of Thompson Public Works Director, and (NOT APPLICABLE)
☒ State of Connecticut Department of Transportation
☒ Drainage Calculations (NOT APPLICABLE)
☒ Bond Estimate (NOT APPLICABLE)
☒ Name & Address of all Owners of Record of Properties within 500ft of Subdivision

Conservation & Inland Wetlands Date of Submission 9/8/21 Date of Approval PENDING

Northeast District Department of Health Date of Approval PENDING

Thompson Water Pollution Control Authority Date of Approval N/A

THE APPLICANT ASSUMES ALL RESPONSIBILITY FOR ALL CERTIFIED LETTER FEES

In Addition to the Fees Prescribed in the Subdivision Regulations, a Fee of \$150.00 is to be Included for Public Hearing Notices, \$50.00 for Approval or Denial Notice, and a \$60.00 Fee to the State of Connecticut as per Public Act 03-06, Section 108.

The Undersigned Hereby Acknowledges that this Application, to the Best of Their Knowledge Conforms to the Subdivision Regulations of The Town of Thompson and that Approval of the Plan is Contingent Upon Compliance with all Requirements of Said Regulations. The Undersigned Hereby Authorizes that the Town of Thompson Planning and Zoning Commission, and/or its Agent, May Enter Upon the Property to be Subdivided for the Purpose of Inspection and Enforcement of said Subdivision Regulations.

I/WE HEREBY AGREE TO CONFORM TO THE SUBDIVISION REGULATIONS OF THE TOWN OF THOMPSON, CONNECTICUT. **EFFECTIVE DATE December 22, 2008**

Signed [Signature] Date 9/8/21
Applicant

Signed _____ Date _____
Owner



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APPLICATION FOR ZONING REVIEW

P2021-32

☒ Special Permit

☐ Gravel Mining

☐ Zone Change

☐ Country Inn Permit

☐ Request for Public Hearing

☐ Request to Amend or Appeal

DEED INFORMATION: Volume 791 Page 266 Map 55 Block 65 Lot 14 Zone TCPD

Applicant(s) Name WOJCIECH SUDYKA
Address 63 AIRPORT RD, DUDLEY MA 01571
Telephone (508) 983-4985 Business Telephone ()

Owner(s) of Record SAME
Address _____
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 See attached

Signature of Applicant(s) [Signature] Date 8/11/01

Signature of Zoning Officer [Signature] Date 9-13-21

Application Number P2021-32 Approved ☐ Yes ☐ No Date _____

Date of PZC Meeting 9-27-21 Date of Public Hearing 10-25-21 Fee 375.00

Revised February 14, 2007 JEM

Pl C6 #1677 9-13-21

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



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Fee Paid/Date: \$ 150.00
☒ Cash ☐ Check (Ck. #)
 Application Submission Date: 8-18-21
 Date Received by Commission: 9-27-21
 Application #: 21-28

APPLICATION FOR ZONING REVIEW PZC 21-28

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

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

DEED INFORMATION: Volume 901 Page 217 Map 164 Block 11 Lot 26E Zone RRAD

Location of Property: 24 Border Trail Thompson CT 06277

Applicant(s) Name Kristina Thorne

Mailing Address PO Box 55

Telephone (619) 971-2147 Business Telephone ()

Email Address Kristina21stars@yahoo.com

Owner(s) of Record Cody McCall

Mailing Address PO Box 55

Telephone (619) 971-1959 Business Telephone ()

Email Address McCallcody@yahoo.com

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

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

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

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

Description of Request: I would like to use our basement space to open an in home family daycare. I will also be using a designated yard space to the right of the house for a play yard for the children

Signature of Property Owner Cody McCall

Date 8-18-21

Signature of Applicant Kristina Thorne

Date 8-18-21

FOR OFFICE USE ONLY:

Date of PZC Meeting 9-27-21 Date of Public Hearing N/A

Approved ☐ Yes ☐ No

Date

REVISED 10-3-18 CJD

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APPLICATION FOR ZONING REVIEW

21-33

☐ Special Permit

☐ Gravel Mining

☐ Zone Change

☐ Country Inn Permit

☐ Request for Public Hearing

☐ Request to Amend or Appeal

☒ SITE PLAN APPROVAL

DEED INFORMATION: Volume 890 Page 37 Map 87 Block 53 Lot 8 Zone TCDD

Applicant(s) Name KEN LOISELLE (PTE 193 LLC)
Address P.O. BOX 213 POMFRET CENTER CT
Telephone (401) 529-2708 Business Telephone ()

Owner(s) of Record SAME
Address _____
Telephone () Business Telephone ()

Type of Sewage ☒ Private ☐ Public

Type of Water Supply ☐ Private ☒ Public WELL

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

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

Description of Request 49 THOMPSON ROAD ANYA RESTAURANT,
CONSTRUCT AN ADDITIONAL FOOD & BEVERAGE SERVICE
ESTABLISHMENT (EVENT BARN)

Signature of Applicant(s) [Signature] Date 7/28/2021

Signature of Zoning Officer [Signature] Date 9-15-21

Application Number 21-23 Approved ☐ Yes ☐ No Date 9-15-21

Date of PZC Meeting 9-27-21 Date of Public Hearing N/A Fee 150.00

Revised February 14, 2007 JEM

Pdck # 1680 9-15-21

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