

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
planner@thompsonct.org
WEBSITE: www.thompsonct.org

Agenda – PZC Regular Meeting

Monday, March 28, at 7:00 PM

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

p. 1 of 3

Topic: PZC Regular Meeting

Time: Mar 28, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84043762573?pwd=ZnFIK0Z6cHFicnFHc3FEbnhSVTUxUT09>

Meeting ID: 840 4376 2573

One tap mobile

+19292056099,,84043762573#,,,,*469869# US (New York)

+13017158592,,84043762573#,,,,*469869# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 840 4376 2573

Passcode: 469869

Find your local number: <https://us02web.zoom.us/j/kjCz2HFDT>

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
2. Roll Call, Seating of Alternates
3. Public Hearing
4. Discuss Public Hearing and Possible Action
5. Citizens Comments
6. Approve Minutes:
 - a. December 27, 2021, Regular Meeting Minutes – Chairman Amend

Planning and Zoning Regular Meeting Agenda March 28, 2022

- b. January 24, 2022, Regular Meeting Minutes-Chairman and Jane Salce Amend
- c. February 28, 2022, Regular Meeting Minutes
- d. February 17, 2022, Special Meeting Minutes-See Web
- e. February 23, 2022, Special Meeting Minutes-See Web
- f. March 2, 2022, Special Meeting Minutes-See Web
- g. March 7, 2022, Special Meeting Minutes-See Web
- h. March 24, 2022, Special Meeting Minutes-See Web

7. Applications

PZC #22-07 – Applicant Jessica Deary, property owner Shawn Deary, 377 Brandy Hill Rd, Map 141 Block 17, Lot 49, Zone LD (Lake District) request for a Seasonal Country Inn/Bed and Breakfast.

Acceptance for a Public Hearing on April 25, 2022.

PZC #22-08 – Applicant Strategic-Commercial Realty, Inc. dba Rawson Materials Applicant, property owners Lynn Rawson Landry & Cheryl Jane Foshay 0 Quaddick Town Farm Rd, Map 145, Block 14, Lot 14, Zone R-40 gravel operation renewal permit.

Renewal Approval

PZC #22-09 – Applicant Joshua Parent, property owner Christopher Kelley of 690 A Riverside Drive, Map 63, Block 94A, Lot 2, Zone DMRD (Downtown Mill Rehabilitation District, request for home occupation for home office and Offsite Motor Repair.

Application Approval

8. Applications Received after agenda posted

9. Reports of Officers and Staff

- a. Planners Report
- b. ZEO Memo
- c. Town of Thompson Budget Reports January 2022
- d. Updated PZC Members List-Correct Alvan Hill's Phone Number

10. Correspondence:

- a. Minutes: Zoning Board of Appeals March 14, 2022 – Meeting Cancelled
- b. Town of Webster Planning Board Decision
- c. Town of Douglas Planning Board Public Hearing
- d. T-Mobile Addition to One Generator and a 4' x 10' Concrete Pad

11. Signing of Mylar:

12. Old Business:

- a. Land Use Training Seminar

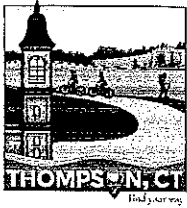
13. New Business:

- a. 4 Watson Road-Non-Conforming Use

Planning and Zoning Regular Meeting Agenda March 28, 2022

14. Citizens Comments
15. Review of ZBA Applications-No 3/14/2022 Meeting
16. Commissioners Comments
17. Next Meeting:
 - a. PZC Regular Meeting April 25, 2022, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255
18. Adjournment

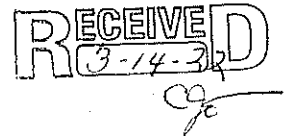
Respectfully Submitted,
Gloria Harvey, Recording Secretary



TOWN OF THOMPSON

Planning and Zoning
Department Forms

815 Riverside Drive
P.O. Box 599
North Grosvenordale, CT 06255
PHONE: 860-923-9475
E-MAIL: zco@thompsonct.org
www.thompsonct.org



HOME OCCUPATION APPLICATION

APPLICATION # 22-09 DATE 3-14-22

Name Joshua Parent

Address 690 A Riverside Dr

Phone 508 981 4992 Email Parent.josh91@gmail.com or Jpauto repair mobile@gmail.com

Business Name JP Auto Repair

Type of Business Mobile Auto Repair - see attached business description

The following information is available on your property card from the Assessor's office

Please pull your property card from the Assessor's office and attach to the application

Must be filled out by Applicant

Map 63 Block 94A Lot 2 Zone DMRD Acres .18

Book 0904 Page 0163 Property Owner CHRISTOPHER KELLEY

Address P.O. Box 127 GROSVENORDALE, CT

If applicant is not the property owner please submit a letter of approval to conduct the Home Occupation Business from the homeowner

ZONING ENFORCEMENT OFFICE TO COMPLETE

Date of Site Visit _____ Date of Approval _____ Date of Permit _____

FEE- \$100.00 - Paid ☒ Check # _____ Cash 100.00 Receipt # 360399

ZEO Signature Cynthia Klause Date 3-23-22



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

RECEIVED
3-25-22
C90

PZC 22-08 APPLICATION FOR ZONING REVIEW

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

DEED INFORMATION: Volume 914 Page 104 Map 145 Block 14 Lot 14 Zone R-40

Applicant(s) Name Strategic Commercial Realty, Inc. d/b/a/ Rawson Materials
Address 6 Kennedy Drive, Putnam, CT 06260
Telephone (860) 963-6584 Business Telephone ()

Owner(s) of Record Lynn Rawson Landry & Cheryl Jane Foshay
Address 33 Randall Road, Thompson, CT 06277
Telephone () Business Telephone (860) 923-2119

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 IWA18027 approved 12/11/2018
NDDH Approval Required ☐ Yes ☒ No If yes, attach proof of approval

Description of Request Renewal of PZC Application #18-21 for excavation of 180,000 CY of sand and gravel to create a 6.1+/- acre pond. Approximately 110,000 CY of sand and gravel has been removed to date. 70,000 CY of sand and gravel remains to be removed. Approximately 30,000 CY were removed in the previous permitting year.

Signature of Applicant(s) [Signature] Date 2/25/2022
Signature of Zoning Officer _____ Date _____

Application Number 22-08 Approved ☐ Yes ☐ No Date _____
Date of PZC Meeting 3/28/22 Date of Public Hearing N/A Fee _____

Revised November 29, 2010 JEM

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



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PZC 22-07 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 _____ Page _____ Map 141 Block 17 Lot 49 Zone LD

Applicant(s) Name Jessica Deary
Address _____
Telephone (860) 377-8206 Business Telephone (____) _____

Owner(s) of Record _____
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

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

Description of Request Country Inn during Summer months
(single unit)

Signature of Applicant(s) Jessica Deary Date 2/7/22
Signature of Zoning Officer _____ Date _____

Application Number 22-07 Approved ☐ Yes ☐ No Date _____

Date of PZC Meeting 3/28/22 Date of Public Hearing 4/25/22 Fee 250.00

Revised February 14, 2007 JEM

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