



TOWN OF THOMPSON

Planning & Zoning Commission

815 Riverside Drive
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Agenda – PZC Regular Meeting

Monday, April 25, at 7:00 PM

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

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Topic: PZC Regular Meeting

Time: Apr 25, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82387385006?pwd=NSTuS2tzQXc3VHVVEbk5JRmxMQWwNQZz09>

Meeting ID: 823 8738 5006

Passcode: 690519

One tap mobile

+13126266799,,82387385006#,,,,*690519# US (Chicago)

+19292056099,,82387385006#,,,,*690519# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

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Passcode: 690519

Find your local number: <https://us02web.zoom.us/j/kjX7fLXyF>

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

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.

4. Discuss Public Hearing and Possible Action

5. Citizens Comments

6. Approve Minutes:

- a. January 24, 2022, Regular Meeting Minutes-Jane Salce Amend
- b. February 17, 2022, Special Meeting Minutes-See Web
- c. February 23, 2022, Special Meeting Minutes-See Web
- d. March 2, 2022, Special Meeting Minutes-See Web
- e. March 7, 2022, Special Meeting Minutes-See Web
- f. March 17, 2022, Special Meeting Minutes-See Web
- g. March 24, 2022, Special Meeting Minutes-See Web
- h. March 28, 2022 Regular Meeting Minutes
- i. March 31, 2022, Special Meeting Minutes-See Web
- j. April 6, 2022, Special Meeting Minutes-See Web

7. Applications

PZC #22-11 Applicant Webster Lake Realty LLC, Sanat Patel, owner of 1394 Thompson Rd, Map 114, Block 27, Lot 24, Zone BDD, building addition : First Floor Retail Store, second floor Business Professional Offices.

PZC #22-14 Applicant Hany Youssef property owner at 292 Riverside Dr., Map 87, Block 95, Lot 39, Zone TCDD, 1.93 acres, request a Special Permit to operate an Adult Use Cannabis Dispensary, according to Town of Thompson Zoning Regulations, Article 4E, Thompson Corridor Development District, Section 2, Table of Permitted Use, #20, Article 5A C. Adult Use Cannabis and Article 3A. Section 4-A., B., and C.

Accept for a Public Hearing

8. Applications Received after agenda posted

9. Reports of Officers and Staff

- a. Planners Report
- b. ZEO Memo
- c. Town of Thompson Budget Reports March 2022

10. Correspondence:

- a. Minutes: Zoning Board of Appeals April 11, 2022 – Meeting Cancelled
- b. Town of Webster Planning Board Public Hearing Notice
- c. Town of Douglas Planning Board Notice of Public Hearing-complete amendment is in the record of 4/25/2022 Meeting
- d. Town of Douglas Zoning Bylaw Amendment
- e. Town of Douglas Zoning Bylaw Amendment-Section 10 Definitions
- f. Town of Douglas Zoning Bylaw Removal-Section 8.4
- g. Town of Douglas Planning Board Notice of Public Hearing
- h. Town of Dudley Notice of Public Hearing
- i. Town of Dudley Notice of Decision 40 Fish Road Marijuana Cultivation Facility
- j. Town of Dudley Notice of Decision Definitive Subdivision Plan Fish Road

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11. Signing of Mylar:
PZC 22-02 Subdivision 0 Thompson Rd, Robbins
12. Old Business:
 - a. PA-490
 - b. 4 Watson Road
13. New Business:
 - a. Preliminary discussion Paul Townsend of proposed subdivision and 55 and older association
14. Citizens Comments
15. Review of ZBA Applications-No 4/11/2022 Meeting
16. Commissioners Comments
17. Next Meeting:
 - a. PZC Regular Meeting May 23, 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