

# 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](mailto:zeo@thompsonct.org)  
[planner@thompsonct.org](mailto:planner@thompsonct.org)  
WEBSITE: [www.thompsonct.org](http://www.thompsonct.org)

### Agenda – PZC Regular Meeting

Monday, May 23, 2022, 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: May 23, 2022 07:00 PM Eastern Time (US and Canada)

#### Join Zoom Meeting

<https://us02web.zoom.us/j/84116998352?pwd=wl9GWM3Q5nKW2EH86TBFsMADvGFN6.1>

Meeting ID: 841 1699 8352

Passcode: 106138

One tap mobile

+13126266799,,84116998352#,,,,\*106138# US (Chicago)

+19292056099,,84116998352#,,,,\*106138# 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)

Meeting ID: 841 1699 8352

Passcode: 106138

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

#### 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 #22-14** 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.

**PZC Application #22-15** Applicant Strategic Commercial Realty, Inc., dba Rawson Materials, 58 Pomfret Street, Putnam, CT 06260, Property Owner Christine M. Waldron, et. Al, 20 Wiltshire Drive, Worcester, MA 01609 requesting a Special Permit for gravel mining operation.

**Applicant requesting postponement to PZC meeting 6/27/22**

#### 4. Discuss Public Hearing and Possible Action

## Planning and Zoning Regular Meeting Agenda May 23, 2022

*p. 2 of 3*

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**Applicant requesting postponement to PZC meeting 6/27/22**

5. Citizens Comments
6. Approve Minutes:
  - a. April 25, 2022 Regular Meeting Minutes
  - b. May 4, 2022, Special Meeting Minutes-See Web
7. Applications

**PZC 22-17** Applicant French River Materials, Owner Strategic Commercial Realty, Inc, d/b/a Rawson Materials, 307 Reardon Rd, Map 156, Block 8, Lot 7, Zone BBD, renewal of gravel mining operation, to excavate sand and gravel, Zoning Regulations 2012, Article IX, Section 5, Gravel Banks/Earth Removal.

**PZC 22-18** – Applicant and owner, Northeast Sand and Gravel, John Mercier, at 655 Riverside Dr., Map 63, Block 58, Lot 15/P, zone DMRD, for renewal of Gravel Mining Permit to excavate sand and gravel. Zoning Regulations 2012, Article IX, Section 5, Gravel Banks/Earth Removal.
8. Applications Received after agenda posted
9. Reports of Officers and Staff
  - a. Planners Report
  - b. ZEO Memo
  - c. Town of Thompson Budget Reports April 2022
10. Correspondence:
  - a. Minutes: Zoning Board of Appeals May 09, 2022 – Meeting Cancelled
  - b. Town of Webster Planning and Zoning Public Hearing Notice
11. Signing of Mylar:
12. Old Business:
  - a. PA-490
  - b. 4 Watson Rd
  - c. Lowell Davis Scenic Rd – approval of conditions
13. New Business:
  - a. 151 Buckley Hill Rd – waiver Article 4A. Section 3, D Accessory Structure to Primary Building

14. Citizens Comments
15. Review of ZBA Applications-No 5/9/2022 Meeting
16. Commissioners Comments
17. Next Meeting:
  - a. PZC Regular Meeting June 27, 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 COMMISSION

FOR OFFICE USE ONLY S.P. FCC 258  
SIGN 50.  
LEGAL 75 TOTAL 375

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

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

PZC-22-14

## APPLICATION FOR ZONING REVIEW

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

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

DEED INFORMATION: Volume 983 Page 0015 Map 87 Block 95 Lot 39 Zone TCD

Location of Property: 274 Riverside drive

Applicant(s) Name Hany Youssef

Mailing Address 292 Riverside dr N. Grosvenordale, CT 0625

Telephone (860) 333-7008 Business Telephone ( ) \_\_\_\_\_

Email Address thchon21@yahoo.com

Owner(s) of Record \_\_\_\_\_

Mailing Address Same as Above

Telephone ( ) \_\_\_\_\_ Business Telephone ( ) \_\_\_\_\_

Email Address \_\_\_\_\_

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: SPECIAL PERMIT FOR ADULT  
USE Cannabis Dispensary

Signature of Property Owner \_\_\_\_\_

Date 4/14/2022

Signature of Applicant \_\_\_\_\_

Date 4/14/2022

FOR OFFICE USE ONLY:

Date of PZC Meeting 4/24/22

Date of Public Hearing 5-23-22

Approved ☐ Yes ☐ No

Date \_\_\_\_\_

REVISED 10-3-18 CJD

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TELEPHONE (860) 923-9475 • FAX (860) 923-9897



TOWN of  
**THOMPSON**  
PLANNING AND ZONING COMMISSION

RECEIVED  
4-25-22  
C98

PZC 22-15

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 878 Page 320 Map 65 Block 101 Lot 9 Zone BDD

Applicant(s) Name Strategic Commercial Realty, Inc. d/b/a/ Rawson Materials  
Address 58 Pomfret Street, Suite 4101, Putnam, CT 06260  
Telephone (860) 963-6584 Business Telephone ( )

Owner(s) of Record Christine M. Waldron, et al.  
Address 20 Wiltshire Drive, Worcester, MA 01609  
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 Application in process

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

Description of Request Excavation of approximately 1 million cubic yards of ledge rock to prepare the subject property for future commercial/industrial development.

Signature of Applicant(s) JCA Date 4/25/2022

Signature of Zoning Officer  Date

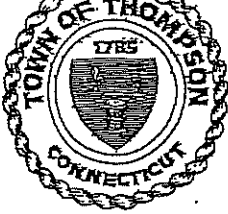
Application Number 22-15 Approved ☐ Yes ☐ No Date 4-25-22

Date of PZC Meeting 4/25/22 Date of Public Hearing 5/23/22 Fee \$885.00

Revised November 29, 2010 JEM

CHK # 60233  
Receipt #564808

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Town of  
**Thompson**

Planning and Zoning Office  
Phone: 860.923-9475 ext. 145

For OFFICE USE ONLY

Fee: \$100.00

(\$40 Town + \$60 State)

Fee Paid: \$ \_\_\_\_\_ ☐ Cash ☐ Check # \_\_\_\_\_

Check payable to: TOWN of THOMPSON

Application Submission Date: \_\_\_\_\_, 20

*Renewal*  
**Zoning Permit # 22-17 Application**

Name of Applicant: French River Materials of Thompson, LLC Date: May 13, 2022  
(Please Print)

Street Address of Proposed Activity: 307 Reardon Road

Owner(s) of Record [Signature] Signature Line  
Name:

Strategic Commercial Realty, Inc. Address: 58 Pomfret St. STE 4101, Putnam, CT  
(Please Print)

Phone/or Cell: 860-317-7572 Email: (Optional) madilyn.smith@gmail.com

Office Use Only

MAP \_\_\_\_\_, BLOCK \_\_\_\_\_, LOT \_\_\_\_\_, Zone \_\_\_\_\_  
Assessor's Parcel Location \_\_\_\_\_

Volume/Page

Description of Proposed Structure:

(A Plot Plan is required for approval)

Yearly Gravel Operation Renewal  
Footprint Dimension plus height of structure (from grade to ridge)

Date of approval: \_\_\_\_\_, 20

(Note: Application only)

Variance Required: Yes No Variance on File: Yes Date filed: \_\_\_\_\_, 20

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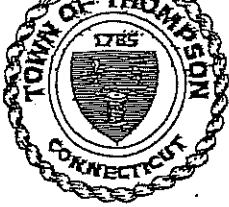
Special Permit If Yes date of PZC approval: \_\_\_\_\_, 20

Required: Yes No SubDivision number filed with Town Clerk: \_\_\_\_\_

**Certificate of Zoning Compliance (with ZEO Approval Inspection)**

The above structure complies with Town of Thompson Zoning regulations adopted March 31, 1975 and last amended September 24, 2012.

Signature of ZEO and Date of Compliance Certificate: Date: \_\_\_\_\_, 20



Town of  
Thompson

Planning and Zoning Office  
Phone: 860.923-9475 ext. 145

For OFFICE USE ONLY

Fee: \$100.00

(\$40 Town + \$60 State)

Fee Paid: \$ \_\_\_\_\_ ☐ Cash ☐ Check # \_\_\_\_\_

Check payable to: TOWN of THOMPSON

Application Submission Date: \_\_\_\_\_, 20

*Renewal*  
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Phone/or Cell: 860-317-7572 Email: (Optional) madilyn.smith@gmail.com

Office Use Only

MAP \_\_\_\_\_, BLOCK \_\_\_\_\_, LOT \_\_\_\_\_, Zone \_\_\_\_\_  
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PLANNING AND ZONING COMMISSION

#2218

APPLICATION FOR ZONING REVIEW

☐ Special Permit

☒ Gravel Mining renewal

☐ Zone Change

☐ Country Inn Permit

☐ Request for Public Hearing

☐ Request to Amend or Appeal

DEED INFORMATION: Volume \_\_\_\_\_ Page \_\_\_\_\_ Map 63 Block 58 Lot 15p Zone DMRD

Applicant(s) Name John Mercier  
Address 1850 Providence Rd Northbridge, MA 01534  
Telephone (508) 962-1993 Business Telephone (860) 315-5525

Owner(s) of Record Northeast Sand & Gravel  
Address PO Box 953 N. Grosvenordale, CT 06255  
Telephone (860) 315-5525 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 Renewal of existing gravel operation

Signature of Applicant(s) [Signature] Date 5-18-22

Signature of Zoning Officer [Signature] Date 5-18-22

Application Number 22-18 Approved ☐ Yes ☐ No Date \_\_\_\_\_

Date of PZC Meeting 5/23/22 Date of Public Hearing N/A Fee 500.00

Revised February 14, 2007 JEM

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