



# TOWN OF THOMPSON

## Planning & Zoning Commission

815 Riverside Drive  
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Agenda – PZC Regular Meeting

Monday, June 27, 2022, 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: Jun 27, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

[https://us02web.zoom.us/j/82929965357?pwd=EscKdRwMTIasf6lZnAC\\_XayuLCsqex.1](https://us02web.zoom.us/j/82929965357?pwd=EscKdRwMTIasf6lZnAC_XayuLCsqex.1)

Meeting ID: 829 2996 5357

Passcode: 655313

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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 Application #22-14** Applicant Hany Youssef property owner at 274 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. **Continued from May 23, 2022**

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**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 requested postponement to PZC meeting June 27, 2022**

4. Discuss Public Hearing and Possible Action

5. Citizens Comments

6. Approve Minutes:

a. May 23, 2022 Regular Meeting Minutes

7. Applications

**PZC Application 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.

**PZC Application #22-21** – Applicant Richard Desrochers dba J. & J Construction, LLC, property Owner Richard Desrochers, 484 & 486 Quaddick Town Farm Road, Map 158, Block 20, Lot 8, Zone RRAD, for a Gravel Operation Permit Renewal, finish phase 1. Zoning Regulations 2012, Article IX, Section 5, Gravel Banks/Earth Removal.

**PZC Application #22-22** – Applicant and property owner Sandra Sarucia of 36 Pompeo Rd, Map 61, Block 59, Lot 22, Zone RRAD, requesting a Permit with Commission Site Plan Review to:

1. Operate a Bed & Breakfast establishment, Article 4A RRAD,, Section 2 Table of Permitted Uses, #8, in the existing residential structure which has a separate efficiency apartment with separate entrance door.

2. Revive the previous Agriculture (livestock) use under Article 4A RRAD – Section 2 Table of Permitted Uses #5 complying with Article 4A, Section 4 d. Livestock.

8. Applications Received after agenda posted

9. Reports of Officers and Staff

a. Planners Report

Update on Subdivision Regulations project - discussion regarding hiring an engineering firm to consult on the road design & construction appendix.

b. ZEO Memo

c. Town of Thompson Budget Reports May 2022

10. Correspondence:

a. Minutes: Zoning Board of Appeals June 13, 2022 – Meeting Cancelled

b. Northeast Site Solutions – Siting Council Exempt Modification Application – 38 Rich Rd,

c. Northeast Site Solutions – Siting Council Tower Share Application – 720 Thompson Rd

d. Crown Castle - Siting Council Exempt Modification Application – 720 Thompson Rd

e. Town of Thompson Commissions, Committees and Area Agencies Meeting Schedule

f. Town of Webster Zoning Board Public Hearing Notice

g. Town of Douglas Planning Board Notice of Public Hearing

h. Town of Douglas Planning Board Notice of Public Hearing

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i. Town of Douglas Notice of Public Hearing

11. Signing of Mylar:
12. Old Business:
  - a. 377 Brandy Hill Rd – Seasonal Country Inn – grandfathered?
13. New Business:
  - a. Spicer Energy Services – Preliminary discussion of Proposal of Propane Gas Business at Reardon Rd,
  - b. 0 Sunnyside Ave – request for confirmation of an approved building lot
14. Citizens Comments
15. Review of ZBA Applications-No 6/13/2022 Meeting
16. Commissioners Comments
17. Next Meeting:
  - a. PZC Regular Meeting July 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