



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, 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=EscKdRwMTIasf6lZnACXayuLCsqex.1>

Meeting ID: 829 2996 5357

Passcode: 655313

One tap mobile

+13126266799,,82929965357#,,,,*655313# US (Chicago)

+19292056099,,82929965357#,,,,*655313# 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: 829 2996 5357

Passcode: 655313

Find your local number: <https://us02web.zoom.us/j/82929965357?pwd=EscKdRwMTIasf6lZnACXayuLCsqex.1>

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**

Planning and Zoning Regular Meeting Agenda June 27, 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

Planning and Zoning Regular Meeting Agenda June 27, 2022

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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



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

FOR OFFICE USE ONLY

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

Application Submission Date: _____
Date Received by Commission: _____
Application #: _____

PZC 22-22

APPLICATION FOR ZONING REVIEW

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

- ☐ Gravel Mining
☒ Country Inn Permit B & B
☐ Text Amendment
☒ Other ag. Livestock

DEED INFORMATION: Volume 1014 Page _____ Map 61 Block 59 Lot 22 Zone RRAD

Location of Property: _____

Applicant(s) Name Sandra Sarucia
Mailing Address 36 Pompee Rd, North Grosvenordale, CT 06255
Telephone (919) 260-1115 Business Telephone () _____
Email Address sandra.sarucia@gmail.com
Owner(s) of Record Sandra & Noah Sarucia
Mailing Address 36 Pompee Rd, North Grosvenordale, CT 06255
Telephone (617) 899-7320 Business Telephone (919) 260-1115
Email Address noah.sarucia@gmail.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: PZC Application #22-22 - Applicant and property owner Sandra Sarucia of 36 Pompee Rd, Map 61, Block 59, Lot 22, Zone RRAD, requesting a permit with Commission Site Plan Review to operate a Country Inn/B&B Establishment, Article 4A RRAD, Section 2 Table of Permitted Uses, in the existing residential structure, which has a separate efficiency apartment with separate entrance door.
Signature of Property Owner [Signature] Date 6/22/22

Signature of Applicant [Signature] Date 6/22/22

FOR OFFICE USE ONLY:

Date of PZC Meeting 6-27-22 Date of Public Hearing _____

Approved ☐ Yes ☐ No Date _____

REVISED 10-3-18 CJD

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



TOWN of
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PLANNING AND ZONING COMMISSION

FOR OFFICE USE ONLY		S.P. Fee 250
Fee Paid/Date:		SIGN 50.
Cash	\$	LEGAL 75 TOTAL
Check	(<input checked="" type="checkbox"/> Ck. #)	37
Pd 5.23-22		# 90
Application Submission Date:		
Date Received by Commission:		
Application #:		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 TCB0

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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TOWN of
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PLANNING AND ZONING COMMISSION

RECEIVED
4-25-22
CJG

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) [Signature] 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
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PLANNING AND ZONING COMMISSION

PZC #22-18

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 1880 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
71,240 cubic yards removed

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 1434.80
500.00

Revised February 14, 2007 JEM 5/23/22 PD CB # 00060878628 - Bank ch.
receipt # 564812

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PLANNING AND ZONING COMMISSION

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Fee Paid/Date: \$ 500 T
 _____ Cash ☒ Check (2140 Ck. #)
 Application Submission Date: 6-21-22
 Date Received by Commission: 6-27-22
 Application #: 22-21

PZC 22-21 APPLICATION FOR ZONING REVIEW

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

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

DEED INFORMATION: Volume _____ Page _____ Map 158 Block 20 Lot 81 Zone RA80

Location of Property: 484-486 Quaddick Town Farm Rd

Applicant(s) Name J&J Construction LLC
 Mailing Address Pob 848 A. Gros-dale CT 06255
 Telephone (860) 234-5846 Business Telephone (860) 923-7425
 Email Address JandJllc@charter.net

Owner(s) of Record Richard Desrochers
 Mailing Address _____
 Telephone () Same as above 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: Gravel permit renewal - (continuing)
phase 1

Signature of Property Owner [Signature] Date 6-20-22

Signature of Applicant [Signature] Date 6-20-22

FOR OFFICE USE ONLY:

Date of PZC Meeting _____ Date of Public Hearing _____
 Approved ☐ Yes ☐ No Date _____

REVISED 10-3-18 CJD

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