



TOWN OF THOMPSON

Planning & Zoning Commission

815 Riverside Drive
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Agenda – PZC Regular Meeting
Monday, July 25, 2022, at 7:00 PM

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

p. 1 of 2

Topic: PZC Regular meeting

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

Join Zoom Meeting

<https://us02web.zoom.us/j/85054492542?pwd=Y1dHLzNtczINVGttRWw0UitjM25BQT09>

Meeting ID: 850 5449 2542

Passcode: 987223

One tap mobile

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+19292056099,,85054492542#,,,,*987223# US (New York)

Dial by your location

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+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

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

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. June 27, 2022 Regular Meeting Minutes

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7. Applications
 - 1, PZC #22-23** Applicant Cheryl Popiak property owner of 1267 Thompson Rd, Map 116, Block 24, Lot 16A, Zone LD, request to add 1 addition apartment for a total of 4 apartments, according to Town of Thompson Zoning Regulations Article 4G, Lake District, Section 2-8.
 - 2.PZC #22-24** Applicant Lavallee Construction, LLC, 0 Donovan Drive, Map 3, Block 80, Lot 2D, Zone RRAD requesting re-subdivision from 1 lot to 2 lots, 2 acres, according to Town of Thompson Sub-division Regulations Article III Section 4A-1.
 - 3.PZC #22-25** Applicant Lavallee Construction, LLC, 0 Donovan Drive, Map 3, Block 80, Lot 2D, Zone RRAD requesting re-subdivision from 3 lots to 4 lots, 4.2 acres, according to Town of Thompson Sub-division Regulations Article III Section 4A-1.
 - 4.PZC #22-26** Applicant Neil P. LLC, owner of 520 Riverside Drive, Map 85, Block 95, Lot 10/A Zone DMRD requesting a Special permit, to operate a Car Wash (Motor Vehicle Services), Article 4F DMRD Section 2 #20.
 - 5.PZC #22-27** Applicant Lavallee Construction, LLC, 0 Lavallee Lane Map 3, Block 80, Lot 2Z – 2AH, Zone RRAD requesting subdivision for 9 lots according to Town of Thompson Sub-division Regulations Article III, Section 4A-1 and Article III Section 4
8. Applications Received after agenda posted
9. Reports of Officers and Staff
 - a. Planners Report
 - Update on Subdivision Regulations Project
 - Introduction of discussion guide for annual update of Zoning Regulations
 - b. ZEO Memo
 - c. Town of Thompson Budget Reports June 2022
10. Correspondence:
 - a. Minutes: Zoning Board of Appeals July 11, 2022 – Meeting Cancelled
 - b. Town of Webster Notice of Planning Board Decision
 - c. Town of Douglas Notice of Public Hearing Notice of Public Hearing
 - d. Connecticut Federation of Planning and Zoning Agencies
11. Signing of Mylar:
12. Old Business:
 - a. Review of PZC 22-15 0 West Thompson Rd Gravel Operation Approval Conditions
13. New Business
 - a. 4 Watson Rd – Non-Conforming Business Use discussion
 - b. 175 Hill Rd – Meeghan Cleary discussion of accessory dwelling unit
 - c. Proposed change to order of agenda items
14. Citizens Comments
15. Review of ZBA Applications-No 7/11/2022 Meeting
16. Commissioners Comments

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17. Next Meeting:

- a. PZC Regular Meeting August 22, 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