



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, 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=Y1dHLzNtczINVGttRWwOUitjM25BQT09>

Meeting ID: 850 5449 2542

Passcode: 987223

One tap mobile

+16469313860,,85054492542#,,,,*987223# US

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

Dial by your location

+1 646 931 3860 US

+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)

Meeting ID: 850 5449 2542

Passcode: 987223

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

Planning and Zoning Regular Meeting Agenda July 25, 2022

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

Planning and Zoning Regular Meeting Agenda July 25, 2022

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



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

FOR OFFICE USE ONLY

Fee Paid/Date: \$ 375.00
Cash ☐ Check ☒ (Ck. #)

Application Submission Date: 7/14/22
Date Received by Commission: 7/15/22
Application #: PZC-22-23

PZC-22-23

APPLICATION FOR ZONING REVIEW

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

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

DEED INFORMATION: Volume 1006 Page 0206 Map 116 Block 24 Lot 16A Zone LD

Location of Property: 1267 Thompson Road

Applicant(s) Name Cheryl Popiak

Mailing Address 21 Leon Street

Telephone (508) 665-7162 Business Telephone ()

Email Address Cheryl.popiak@yahoo.com

Owner(s) of Record 1267 Thompson LLC

Mailing Address Same

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: An additional accessory dwelling according to Zoning Regulation 46 Lake District Section 2-8.

Signature of Property Owner Cheryl Popiak Date 7/14/22

Signature of Applicant Cheryl Popiak Date 7/14/22

FOR OFFICE USE ONLY:

Date of PZC Meeting 7/25 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
THOMPSON
PLANNING AND ZONING COMMISSION

LOT 1

Application for Subdivision

☐ Subdivision

☒ Resubdivision

FOR COMMISSION USE ONLY

Subdivision Number P2C 22-24 Date Received 6-30-22

Date of Next Commission Meeting 7-25-22 Fee Paid \$ 410.00 CH # 1761

TO BE COMPLETED BY APPLICANT

Owner(s) of Record LAVALLEE CONST, LLC Telephone 508-728-6628

Address 83 RICH RD, N. GROS, CT 06253

Applicant SAME Telephone _____

Address _____

Surveying & Engineering Company J & D CIVIL ENGINEERS LLC

Address 401 RAUENELLE RD Telephone 860-723-2520

Subdivision Name GREEN VALLEY VIEW ESTATES

Site Location OFF ROUTE 197

Zoning Classification RRAD Map 3 Block 50 Lot 2D

Number of Lots Proposed 1 NEW LOT Total Area of Tract (Acres) 2.99 Area to be subdivided 2.99

Length of Proposed Streets N/A Towns Within 500 ft. of Subdivision N/A

Type of Sewage Disposal ☒ Private ☐ Public Type of Water Supply ☐ Private ☐ Public

Length of Public Sewage Disposal Lines _____ ft. Length of Public Water Lines _____ ft.

Aquifer Protection Zone ☐ Yes ☒ No Energy Conservation Plan ☒ Yes ☐ No

Waivers Requested ☐ Yes ☒ No If Yes Describe _____

Page 1 of 2

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TOWN of
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PLANNING AND ZONING COMMISSION

RECEIVED
6-30-22

Application for Subdivision

☐ Subdivision

☒ Resubdivision

FOR COMMISSION USE ONLY

Subdivision Number P2C 22-25 Date Received 6/30/22

Date of Next Commission Meeting 7-25-22 Fee Paid \$ 410.00

TO BE COMPLETED BY APPLICANT

Owner(s) of Record LAVALLEE Telephone 508-728-6628

Address 83 RICH RD, N GROS, CT 06255

Applicant SAME Telephone _____

Address _____

Surveying & Engineering Company J & D CIVIL ENGINEERS

Address 401 RAUENELLE RD Telephone 860-923-2920

Subdivision Name GREEN VALLEY VIEW ESTATES

Site Location DONOVAN DR OFF ROUTE 197

Zoning Classification RRAD Map 3 Block 80 Lot _____

Number of Lots Proposed 1 NEW LOT Total Area of Tract (Acres) 4.2 AC Area to be subdivided 4.2 AC

Length of Proposed Streets — Towns Within 500 ft. of Subdivision —

Type of Sewage Disposal ☒ Private ☐ Public Type of Water Supply ☐ Private ☐ Public

Length of Public Sewage Disposal Lines — ft. Length of Public Water Lines — ft.

Aquifer Protection Zone ☐ Yes ☒ No Energy Conservation Plan ☐ Yes ☐ No

Waivers Requested ☐ Yes ☒ No If Yes Describe _____

Page 1 of 2



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

PZC 22-26

APPLICATION FOR ZONING REVIEW

☒ Special Permit

☐ Zone Change

☐ Request for Public Hearing

☐ Gravel Mining

☐ Country Inn Permit

☐ Request to Amend or Appeal

DEED INFORMATION: Volume 911 Page 264 Map 85 Block 95 Lot 10/A Zone DMPD

Applicant(s) Name NEIL P LLC

Address 520 RIVERSIDE DR, NO. GROSVENORDALE 06255

Telephone () Business Telephone (978) 430-7290

Owner(s) of Record NEIL P LLC

Address 7 SHEPARD'S LANDING, WOODSTOCK, CT 06281

Telephone () Business Telephone (978) 430-7290

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 CONSTRUCTION OF A CAR WASH
(MOTOR VEHICLE SERVICE CENTER)

Signature of Applicant(s) _____

Date 7/12/22

Signature of Zoning Officer _____

Date _____

Application Number PZC 22-26 Approved ☐ Yes ☐ No

Date 6-30-22

Date of PZC Meeting 7/25/22 Date of Public Hearing 8/22/22 Fee 250.00

Ad. CN#7302

Revised February 14, 2007 JEM

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PLANNING AND ZONING COMMISSION

Application for Subdivision

☒ Subdivision

OR

☒ Resubdivision

FOR COMMISSION USE ONLY

Subdivision Number PZC-22-27 Date Received 6-28-22

Date of Next Commission Meeting 7-25-22 Fee Paid \$ _____

TO BE COMPLETED BY APPLICANT

Owner(s) of Record LAVALLEE CONST, LLC Telephone 508-728-6628

Address 83 RICH RD, N. GROES, CT 06255

Applicant LAVALLEE CONST. LLC Telephone 508-728-6628

Address 83 RICH RD, N. GROES, CT 06255

Surveying & Engineering Company J'D CIVIL ENGINEERS, LLC

Address 401 RAUENELLE RD Telephone 860-923-2920
N. GROES, CT

Subdivision Name GREEN VALLEY VIEW ESTATES

Site Location OFF DONOVAN DR

Zoning Classification READ Map 3 Block 80 Lot LOTS 22-24H

Number of Lots Proposed 9 Total Area of Tract (Acres) 12 AC Area to be subdivided 12 AC

Length of Proposed Streets 750' Towns Within 500 ft. of Subdivision WOODSTOCK/DUDLEY

Type of Sewage Disposal ☒ Private ☐ Public Type of Water Supply ☒ Private ☐ Public

Length of Public Sewage Disposal Lines _____ ft. Length of Public Water Lines _____ ft.

Aquifer Protection Zone ☐ Yes ☒ No Energy Conservation Plan ☒ Yes ☐ No

Waivers Requested ☐ Yes ☒ No If Yes Describe _____

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