



TOWN OF THOMPSON

Planning & Zoning Commission

815 Riverside Drive
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Agenda – PZC Regular Meeting

Monday, December 19, 2022, at 7:00 PM

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

Topic: PZC Regular Meeting

Time: Dec 19, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84449465471?pwd=VIJGNm9NeXpLSlQ1R1JlZ2M3OE9XQT09>

Meeting ID: 844 4946 5471

Passcode: 130924

One tap mobile

+13052241968,,84449465471#,,,,*130924# US

+13092053325,,84449465471#,,,,*130924# US

Dial by your location

+1 929 205 6099 US (New York)

Passcode: 130924

Find your local number: <https://us02web.zoom.us/j/84449465471?pwd=VIJGNm9NeXpLSlQ1R1JlZ2M3OE9XQT09>

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. Pledge of Allegiance

2. Roll Call, Seating of Alternates

3. Public Hearing

PZC #22-40 Applicant Spicer plus Inc – Jon Holstein, 0 Reardon Rd., Map 66, Block 101, Lot 6D, Zone BDD, property owner Thompson Rail Business Park LLC, requesting Special Permit to construct a propane bulk station. Initial construction will consist of a gravel driveway, stormwater basin and 30,000-gallon propane tank with safety and security accessories. Potential phase !! construction may include a second 30,000-gallon tank, office building, well, and septic system.

4. Discuss Public Hearing and Possible Action:

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PZC #22-34 Application of Town of Thompson Planning and Zoning Commission, 815 Riverside Drive, Annual Update to Town of Thompson Zoning Regulations for 20121. Proposed Amendments are attached. Public Hearing closed. Discussion if the agenda is light.

Vote Required

5. Citizens Comments:

6. Applications:

7. Applications Received After Agenda Posted:

Planning and Zoning Regular Meeting Agenda December 19, 2022

8. Old Business
 - a. 27 Main Street – amend Site Plan Approval
 - b. Discussion of By-Laws
9. New Business
 - a. Proposed Buildings on 255 Buckley Hill Rd, Town of Thompson Highway Department Facility
 - b. Preliminary Development Discussion 26 Main Street- Baystate Investment Fund Inc.
 - c. Preliminary Development Discussion 1410 Thompson Rd – 1 Rattan Road Realty Trust – Dr. Sharma
10. Approval of the PZC Minutes of November 28, 2022 Meeting
11. Reports of Officers and Staff
 - a. Town of Thompson Budget Report
 - b. ZEO Memo
12. Correspondence
 - a. Minutes: Zoning Board of Appeals No December Meeting
 - b. Town of Webster Planning Board Decision
13. Signing of Mylar
14. ZBA Review:

ZBA requested a monthly update on the clean-up of Bates Auto. Report Attached.
15. Citizens Comments:
16. Commissioners' Comments:
17. Next Meeting:
 - a. PZC Regular Meeting January 23, 2023, 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