



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, September 26, 2022, at 7:00 PM

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

Topic: PZC Regular Meeting

Time: Sep 26, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84679537691?pwd=UHKvdnlRZnQ1T1NnVFdVQ29SLzk3dz09>

Meeting ID: 846 7953 7691

Passcode: 208481

One tap mobile

+19292056099,,84679537691#,,,,*208481# US (New York)

+13017158592,,84679537691#,,,,*208481# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+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)

+1 719 359 4580 US

Meeting ID: 846 7953 7691

Passcode: 208481

Find your local number: <https://us02web.zoom.us/j/84679537691?pwd=UHKvdnlRZnQ1T1NnVFdVQ29SLzk3dz09>

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 #22-26 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. Continued from 8/22/2022.

4. Discuss Public Hearing and Possible Action:

5. Citizens Comments:

Planning and Zoning Regular Meeting Agenda September 26, 2022

6. Applications:

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.

PZC #22-36 – Applicant Kies Orr Lavack 260 Qaddick Hill Rd, Fort Hill Farms, property owner, Estate of Peter M. Orr and Kristen L Orr, Map 124, Block, 32, Lot 27, Zone RRAD, request Permit with Commission Site Plan Review to construct a 46,000 square foot Robotic Milking Barn, access road, septic system, utilities and grading, according to Zoning Regulations, Article 4A, Section 2, Agricultural (livestock).

PZC #22-41 Applicant James Gould, 357 Riverside Drive, Property Owner Esposito Irrevocable Trust, Neil E. and Carol M Esposito, Map 85, Block 85.1 Lot 6. Zone. TCCD requesting Site Plan Approval to operate a Retail Craft Store, According to **Zoning Regulations Article 4E, Zone TCCD , Section 2, #18.**

7. Applications Received After Agenda Posted

8. Old Business

- a. Shelley and Jeff Ashton-Briggs – request to amend special condition, ***“Vendor acoustics will end at 9:30”***

9. New Business

10. Approval of Minutes PZC of August 22, 2022 meeting

11. Reports of Officers and Staff

a. Planners Report

Update on subdivision regulations - road construction appendix draft from J&D Civil Engineers"



22177 Road
standards text detail

b. ZEO Memo – discussion of item on memo

c. Town of Thompson Budget Reports August 2022

12. Correspondence:

- a. Minutes: Zoning Board of Appeals September 12, 2022

- b. NECCOG Notice, Town of Woodstock

13. Signing of Mylar:

1. PZC Application 22-15)West Thompson Rd
2. PZC Application 22-24 2 lot re-Subdivision
3. PZC Application 22-25 3 lot re-subdivision
4. PZC Application 22-27 9 lot sub-division

14. ZBA Review:

15. Citizens Comments:

16. Commissioners' Comments:

Planning and Zoning Regular Meeting Agenda September 26, 2022

17. Next Meeting:

- a. PZC Regular Meeting September 26, 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

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) [Signature] 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

Revised February 14, 2007 JEM

Ad. CR#7302

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



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 #: _____

APPLICATION FOR ZONING REVIEW

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

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

DEED INFORMATION: Volume _____ Page _____ Map _____ Block _____ Lot _____ Zone _____

Location of Property: N/A

Applicant(s) Name TOWN OF THOMPSON - PLANNING & ZONING COMMISSION
Mailing Address 815 RIVERSIDE DRIVE P.O. BOX 899 NORTH GROSVENORDALE CT 06255
Telephone (860) 923-9475 Business Telephone () SAME
Email Address planner@thompsonct.org
Owner(s) of Record N/A
Mailing Address N/A
Telephone () N/A Business Telephone () N/A
Email Address N/A

Type of Sewage ☐ Private ☐ Public N/A Type of Water Supply ☐ Private ☐ Public N/A

Is Subject Property in an Aquifer Protection Zone ☐ Yes ☐ No If yes, please include form N/A

Is the Subject Property located within a Flood Zone ☐ Yes ☐ No If yes, copy of FIRM required N/A

Wetlands Permit Required ☐ Yes ☐ No If yes, attach proof of approval N/A

NDDH Approval Required ☐ Yes ☐ No If yes, attach proof of approval N/A

Description of Request: ANNUAL UPDATE TO TOWN OF THOMPSON ZONING REGULATIONS FOR 2022
PROPOSED AMENDMENTS ARE ATTACHED

Signature of Property Owner _____ Date _____

Signature of Applicant [Signature] Date 21 SEPTEMBER 2022

FOR OFFICE USE ONLY:

Date of PZC Meeting 9-26-23 Date of Public Hearing _____
Approved ☐ Yes ☐ No Date _____

REVISED 10-3-18 CJD

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TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

RECEIVED
9-13-22

PZC 22-36

APPLICATION FOR ZONING REVIEW

- ☐ Special Permit ☐ Gravel Mining
☐ Zone Change ☐ Country Inn Permit
☐ Request for Public Hearing ☐ Request to Amend or Appeal

☒ SITE PLAN REVIEW

DEED INFORMATION: Volum- 915 Page 239 Map 124 Block 32 Lot 27 Zone RRAD

Applicant(s) Name KIES ORR LAVACK

A 157 O'LEARY RD, THOMPSON, CT 06277
CELL Telephone (860) 942-3105 Business Telephone ()

Owner(s) of Record ESTATE OF PETER M. ORR & KRISTEN L. ORR
Address PO BOX 447, THOMPSON CT 06277
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

NDDH Approval Required ☒ Yes ☐ No If yes, attach proof of approval PENDING

Description of Request CONSTRUCTION OF 45,000 S.F. BARN, ACCESS ROAD, SEPTIC SYSTEM, UTILITIES AND GRADING

Signature of Applicant(s) Kies Orr Lavack Date 7/25/22

Signature of Zoning Officer _____ Date _____

Application Number 22-36 Approved ☐ Yes ☐ No Date _____

Date of PZC Meeting 9/22/22 Date of Public Hearing _____ Fee 150.00

Revised February 14, 2007 JEM

Pd 9-22-22 Ch 1780
Receipt # 564828

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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 - 22-4

APPLICATION FOR ZONING REVIEW

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

- ☐ Gravel Mining
- ☐ Country Inn Permit
- ☐ Text Amendment
- ☒ Other - *SITE PLAN*

DEED INFORMATION: Volume 999 Page 180 Map 85 Block 51 Lot 6 Zone TCD D

Location of Property: 357 Riverside Dr. N. Grosvenordale, Ct. 06255

Applicant(s) Name James A. Gould Jr.

Mailing Address 246 Subin St. Putnam, Ct. 06260

Telephone (860) 680-8119 Business Telephone (860)

Email Address cthorn24@aol.com

Owner(s) of Record Carol Esposito

Mailing Address 126 Bella Vista Circle Unit 38 Gloucester, RI 02814

Telephone (860) 774-2136 Business Telephone ()

Email Address Contact person is Dianne

Type of Sewage ☐ Private ☒ Public

Type of Water Supply ☒ *well* 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 *N/A*

Description of Request: Requesting site plan approval to operate retail craft store, according to zoning regulations Article 4E, Zone TCD Section 2, #18. Retail area will be utilized to sell retail crafts - shirts - mugs - hats etc.

Signature of Property Owner _____ Date _____

Signature of Applicant

James A. Gould Jr.

Date 9-19-22

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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