



# TOWN OF THOMPSON

## Planning & Zoning Commission

815 Riverside Drive  
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### Agenda – PZC Regular Meeting

Monday, August 22, 2022, at 7:00 PM

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

#### Join Zoom Meeting

<https://us02web.zoom.us/j/81162123275?pwd=a3RwNEtpbGNpQTdNT0lZZnVYVzI2dz09>

Meeting ID: 811 6212 3275

Passcode: 152620

Dial by your location

+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/81162123275?pwd=a3RwNEtpbGNpQTdNT0lZZnVYVzI2dz09>

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 #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.

**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.

**PZC #22-25** Applicant Lavallee Construction, LLC, 0 Donovan Drive, Map 3, Block 80, Lot 2T, 2U, 2W 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.

**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.

**PZC #22-27** Applicant Lavallee Construction, LLC, 0 Lavallee Lane Map 3, Block 80, Lots, 2AZ, 2AA, 2AB, 2AD, 2AF, 2AG, 2AH, 2AE, 2AC,, 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.

4. Discuss Public Hearing and Possible Action

5. Citizens Comments

6. Approve Minutes:  
a. July 25, 2022 Regular Meeting Minutes

7. Applications

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**PZC #22-29** Applicant and property owner Carol Rossetti of 404 Pompeo Rd, Map 77, Block 62, Lot 54F, Zone RRAD request permit to operate a Bed and Breakfast (AIRB&B) according to Zoning Regulations, Article and 4A, Section 2-8. Article 7, Definitions, Bed and Breakfast

**PZC #22- 31** Application Applicant and owner Patricia Rudzinski, 0 Labby Rd, Map 95, Block 27, Lot 17, Zone RRAD gravel operation renewal permit.

**PZC 22-32** Applicant New Boston Beef LLC of 9 Fabyan Woodstock Road, property owner Jonathan and Sarah Eddy, Map 19, Block 85, Lot 1AA, Zone RRAD request approval of Permit with Commission Site plan Review to operate a Farm Store, according to Amended Zoning Regulations, Article 4A, Section 2, #10 and Section 4 A.

**PZC #22-33** Applicant, David Coman, owner of property at 0 Hagstrom Rd, Map 19, Block 85, Lot 6A, Zone RRAD, Gravel Permit Operation Renewal.

8. Applications Received after agenda posted
9. Reports of Officers and Staff
  - a. Planners Report - Zoning Amendment Update
  - b. ZEO Memo
  - c. Town of Thompson Budget Reports July 2022
10. Correspondence:
  - a. Minutes: Zoning Board of Appeals August 8, 2022 – Meeting Cancelled
  - b. Town of Putnam Application for Amendment to Regulations
  - c. Town of Webster Notification of Zoning Board of Appeals Decision
  - d. Northeast Site Solutions Turnkey Wireless Development
11. Signing of Mylar: PZC 22-15 Application Mylar Signing
12. Old Business:
  - a. Review of PZC 22-15 0 West Thompson Rd Gravel Operation Approval Conditions
13. New Business
  - a. Proposed By- Law change to order of agenda items
14. Citizens Comments
15. Review of ZBA Applications-No 8/8/2022 Meeting
16. Commissioners Comments
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

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