



TOWN OF THOMPSON

Planning & Zoning Commission

815 Riverside Drive
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Agenda – PZC Regular Meeting

Monday, January 23, 2023, at 7:00 PM

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

Join Zoom Meeting

<https://us02web.zoom.us/j/86278228621?pwd=NIE4eXZVQ1N4a21TNlVuRlB6bU55dz09>

Dial by your location

+1 929 205 6099 US

Meeting ID: 862 7822 8621

Passcode: 391135

Find your local number: <https://us02web.zoom.us/j/kefltov95c>

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 none

4. Discuss Public Hearing and Possible Action: none

5. Citizens Comments:

6. Applications:

PZC 23-01 Applicant Green Valley Self-Storage LLC, Zachary LaBonte, property owner of 72 Main Street, KKB Acquisition LLC, 1919 Flowers Circle, Thomasville, GA., Map 169, Block 88, Lot 65A, 65 and 64, Zone DMRD, 4.2 acres (3 lots). To develop Storage Rental Facilities (climate controlled) and Office Building. Article 4F, Section 2-27.

Acceptance for Public Hearing

PZC 23-03 Applicant Baystate Investment Fund LLC. Property owner of 26 Main Street, St. Joseph's Catholic Society, 18 Main Street, Thompson, CT Map 169. Block 94, Lot 3, Zone DMRD, 2.4+/- acres development of structure to 40 residential units, inclusive of 1 handicap, 4 affordable housing, 60 parking spaces, 6 electric charging stations Article 4F, Section 2-21

Acceptance for a Public Hearing.

PZC 23-02 – Applicant LeRoy Gullaume, property owner of 365 Riverside Drive Moon Spinners LLC, 455 Meadow Court, Unit 8, Southheld, New York, Map 85, Block 51, Lot 7A, Zone TCDD, 4.54 Acres, request Zoning Permit with Site Plan Review by Commission to develop Storage Rental Facilities, Article 4E, Section 2 #19.

For discussion and vote.

7. Applications Received After Agenda Posted:

Planning and Zoning Regular Meeting Agenda November 28, 2022

8. **Old Business**

- a. Update of Amended by-laws

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9. **New Business**

- a. CBA Education & Training Seminar Planning and Zoning – discussion
- b. UConn Center for Land Use Education and Research (CLEAR) (2 notices)

10. **Approval of the PZC Minutes of December 19, 2022 Meeting**

11. **Reports of Officers and Staff**

- a. Town of Thompson Budget Report
- b. Planner

Reminder: Subcommittee meeting to discuss proposed draft of subdivision regulations - Wed 25 Jan at 7 p.m.

- c. ZEO Memo – **Discussion of Use for 481 West Thompson Rd Zone BDD**

12. **Correspondence**

- a. Minutes: Zoning Board of Appeals No January Meeting
- b. Connecticut Federation of Planning and Zoning Agencies
- c. Handout **“And Just like that, America Becomes More Rural”**
- d. Town of Douglas Planning Board Notice

13. **Signing of Mylar – PZC #22-40, Spicer Plus Inc. 0 Reardon Rd**

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 Meetings:**

- a. PZC Special Meeting – Draft Subdivision Regulations – Wednesday, January 25, 2023, 7 pm, Zoom only
- b. PZC Regular Meeting February 27, 2023, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255.

18. **Adjournment:**

Respectfully Submitted, Cindy Dunne, Acting Recording Secretary