



# TOWN OF THOMPSON

## Planning & Zoning Commission

815 Riverside Drive  
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### Agenda – PZC Regular Meeting

Monday, June 26, 2023, 7 pm

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

### Join Zoom Meeting

Topic: PZC Regular meeting

Time: Jun 26, 2023 07:00 PM Eastern Time (US and Canada)

<https://us02web.zoom.us/j/82438545922?pwd=VmFqdVJPTWhTendLY2FzTGQrYVJuZz09>

Meeting ID: 824 3854 5922

Passcode: 685362

One tap mobile

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+13126266799,,82438545922#,,,,\*685362# US (Chicago)

### 1. Call to order

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. Call to order

### 3. Roll call and seating of alternates

### 4. Public Hearing

**PZC 23-19 Town of Thompson**, 815 Riverside Drive, Planning and Zoning Commission application for Town of Thompson Zoning Regulations to correct Zoning Districts for Certain Parcels to Reflect Access to Public Utilities. Article 2, Section 9 Amendments

#### **Open Public Hearing**

### 5. Discuss public hearing

**PZC 23-19 Town of Thompson**, 815 Riverside Drive, Planning and Zoning Commission application for Town of Thompson Zoning Regulations to correct Zoning Districts for Certain Parcels to Reflect Access to Public Utilities. Article 2, Section 9 Amendments

## 6. Citizens comments

## 7. Approve minutes

## 8. Applications received

**PZC-23- 24 Applicant Francesca G. Morano**, 279 Lowell Davis Rd, Map 99, Block 29, Lot 24, Zone RRAD requesting a 2 lot subdivision according Amended Sub-division **Regulations, May 20, 2023 Article III, Section 4- A.**

### Discussion and Vote

**PZC 23-22 Applicant Shelley and Jason Boisvert**, 27 Main Street property owner North Beacon LLC of 104 Church Street, Putnam Ct., Map 1469, block, 91, lot 25, Zone DMRD, requesting a Zoning Permit with Site Plan Review to operate "Triple Raven Beer Company", a brewery manufacturing beer, serving beer. Wine, liquor, and beverages to the public. Future services to include preparing and serving food, food trucks, acoustics, live bands, karaoke, comedians and magicians. Outdoor seating on patio and possible outdoor seating and small propane firepits outside. **Regulation Article 4F, Section 2, #13.**

### Discussion and Vote

**PZC Application #23-25– Applicant Richard Desrochers** dba J.& J Construction, LLC, property Owner Richard Desrochers, 484 & 486 Quaddick Town Farm Road, Map 158, Block 20, Lot 8, Zone RRAD, for a Gravel Operation Permit Renewal, for reclamation of site. Regulations 2012, **Article IX, Section 5, Gravel Banks,/Earth Removal/Earth Processing Section 5, F 1.**

### Discussion and Vote

**PZC APPLICATION #23-23 Damain Mroczka**, 772 Quinebaug Road, owner Zofia and Zebigniew Mrocska, Map 3, Block 79 Lot 20, Zone TCDD requesting a special Permit for a Motor Vehicle Dealership. **Regulation Article 4E, Section 2, #28.**

### Accept for a Public Hearing

## 9. Reports of officers and staff

- a. Budget
- b. Planner
- c. ZEO Memo

## 10. Correspondence

- a. Town of Douglas Planning Board Legal Notice Of Public Hearing
- b. Town of Douglas Planning Board Legal Notice Of Public Hearing
- c. Law Offices Byrne & Byrne LLC Notice Of Rate Increase

## 11. Signing of mylars (requires a roll call vote) - none

## 12. Old Business

**13. New business**

- a. Indian Run Road - Max Candidus request to build three houses off of Town unaccepted road.

**14. Review of ZBA Minutes**

**15. Citizens Comments**

**16. Commissioners Comments**

**17. Next meeting**

**18. Adjournment**

Respectively Submitted  
Kevin Calabro, Recording Secretary