

TOWN OF THOMPSON

Planning & Zoning Commission

815 Riverside Drive
P.O. Box 899
North Grosvenordale, CT 06255
PHONE: 860-923-9475
E-MAIL: zco@thompsonct.org
planner@thompsonct.org
WEBSITE: www.thompsonct.org

Agenda – PZC Regular Meeting Monday, March 22, 2021 at 7:00 PM ZOOM Meeting

p. 1 of 2

Topic: Planning & Zoning Commission
Time: Mar 22, 2021 07:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
<https://us02web.zoom.us/j/88188118470?pwd=TWl4cm85S3Y4VFY5TzlhOVkwVG95QT09>
Meeting ID: 881 8811 8470
Passcode: 046220
One tap mobile
+13017158592,,88188118470#,,,,*046220# US (Washington DC)
+13126266799,,88188118470#,,,,*046220# US (Chicago)
Dial by your location
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
Meeting ID: 881 8811 8470
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Find your local number: <https://us02web.zoom.us/u/keez0P09xn>

1. Call to Order, Roll Call, Seating of Alternates
2. Public Hearing
3. Discuss Public Hearing and Possible Action
4. Approve Minutes:
 - a. February 22, 2021 PZC Regular Meeting Minutes
 - b. March 4, 2021 PZC Special Meeting Minutes (available on line)
 - c. March 9, 2021 PZC Special Meeting Minutes (available on line)
5. Applications:

PZC Application #21-04 Applicant Keith & Karolyn Champagne, Property Owner Charles Adam, 230 Pleasant St., Seekonk, MA, for property located at 1321 Thompson Avenue, Map 114, Block 24, Lot 54, Zone RRAD, request for a 2-lot subdivision.

PZC Application #20-06 applicant Strategic-Commercial Realty, Inc. dba Rawson Materials Applicant, property owners Lynn Rawson Landry & Cheryl Jane Foshay 0 Quaddick Town Farm Rd, Map 145, Block 14, Lot 14, Zone R-40 gravel operation renewal permit.
6. Applications received after agenda posted:
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Planning and Zoning Regular Meeting March 22, 2021

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8. Reports of Officers and Staff:
 - a. Planners Report
 - b. ZEO Memo
 - c. Town of Thompson Budget Reports March 2021
9. Correspondence:
 - a. Minutes: Zoning Board of Appeals March 8, 2021
 - b. Town of Douglas, Sutton, Uxbridge Public Hearing Notice
 - c. Town of Douglas, Sutton, Uxbridge Planning Board Meeting Agenda
 - d. Town of Douglas Planning Board Legal Notice of Public Hearing
 - e. Town of Webster Planning Board Public Meeting Notice
10. Signing of Mylar: Mountford Construction-PZC #18-07 Boundary Line Adjustment
11. Old Business:
 - a. Brickyard Road Bonding
 - b. 0 Plum Rd-Hal Merrick
 - c. Madison Ave.
 - d. Bernardi – 1267 Thompson Rd
12. New Business:
 - a. Preliminary Discussion, Brian Andstrom, Subdivision 0 Gawron Rd
 - b. 520 Riverside Drive, Neil P. LLC Preliminary Site Plan Discussion
 - c. Discussion of property disposition 0 Lillian Avenue
13. Commissioners Comments:
14. Next Meeting:
 - a. PZC Special Meeting Discussion of 09/15/2020 Amended Regulations March 29, 2021 at 7:00 PM via Zoom
 - b. PZC Regular Meeting April 26, 2021 at 7:00 PM via Zoom
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Respectfully Submitted,
Gloria Harvey,
Recording Secretary



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

Application for Subdivision

Subdivision

Resubdivision

FOR COMMISSION USE ONLY

Subdivision Number 21-04 Date Received 2-15-2021

Date of Next Commission Meeting 3/22/2021 Fee Paid \$ 410.00 CR #1602

TO BE COMPLETED BY APPLICANT

Owner(s) of Record Charles Adams Telephone 401-932-8899

Address 230 Pleasant Street, Seekonk MA 02771

Applicant Keith & Karolyn Champagne Telephone 508-963-9097

Address 23 Hilltop Drive, Douglas MA 01516

Surveying & Engineering Company J&D Civil Engineers, LLC

Address 401 Ravenelle Road, N. Grosvenordale CT 06255 Telephone 860-923-2920

Subdivision Name Subdivision for Champagne

Site Location 1321 Thompson Avenue

Zoning Classification RRA + Lake Map 114 Block 24 Lot 54

Number of Lots Proposed 2 Total Area of Tract (Acres) 10 Area to be subdivided 7

Length of Proposed Streets n/a Towns Within 500 ft. of Subdivision n/a

Type of Sewage Disposal Private Public Type of Water Supply Private Public

Length of Public Sewage Disposal Lines n/a ft. Length of Public Water Lines n/a ft.

Aquifer Protection Zone Yes No Energy Conservation Plan Yes No

Waivers Requested Yes No If Yes Describe IV. 3.T Sidewalks



TOWN of
THOMPSON
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The following shall accompany this application form as required in the Subdivision Regulations

- Fee
- Sanitary Report *PENDING*
- Documentation of the Conservation & Inland Wetland Commission Final Decision *PENDING*
- Two (2) 24" x 36" and ~~Fifteen (15) 11" x 17"~~ copies of Subdivision Plans
- Erosion and Sedimentation Control Plans
- Certificate of public Convenience and Necessity
- Documentation of approval from the Town of Thompson Public Works Director, and *PENDING*
~~State of Connecticut Department of Transportation~~
- Drainage Calculations
- Bond Estimate
- Name & Address of all Owners of Record of Properties within 500ft of Subdivision

Conservation & Inland Wetlands Date of Submission _____ Date of Approval _____

Northeast District Department of Health Date of Approval _____

~~Thompson Water Pollution Control Authority Date of Approval _____~~

THE APPLICANT ASSUMES ALL RESPONSIBILITY FOR ALL CERTIFIED LETTER FEES
In Addition to the Fees Prescribed in the Subdivision Regulations, a Fee of \$150.00 is to be Included for Public Hearing Notices, \$50.00 for Approval or Denial Notice, and a \$60.00 Fee to the State of Connecticut as per Public Act 03-06, Section 108.

The Undersigned Hereby Acknowledges that this Application, to the Best of Their Knowledge Conforms to the Subdivision Regulations of The Town of Thompson and that Approval of the Plan is Contingent Upon Compliance with all Requirements of Said Regulations. The Undersigned Hereby Authorizes that the Town of Thompson Planning and Zoning Commission, and/or its Agent, May Enter Upon the Property to be Subdivided for the Purpose of Inspection and Enforcement of said Subdivision Regulations.

I/WE HEREBY AGREE TO CONFORM TO THE SUBDIVISION REGULATIONS OF THE TOWN OF THOMPSON, CONNECTICUT: **EFFECTIVE DATE December 22, 2008**

Signed *[Signature]* Date *2/10/2021*
Applicant

Signed *[Signature]* Date *2/10/2021*
Owner

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

fee = 150 + 150 + 50 + 60 = \$410

ADAMS LAND SUBDIVISION

1321 THOMPSON ROAD, THOMPSON, CONNECTICUT

OWNER: CHARLES R. ADAMS

APPLICANT: KEITH & KAROLYN CHAMPAGNE

DATED: FEBRUARY 8, 2021

ZONING REQUIREMENTS (RURAL RESIDENTIAL AGRICULTURAL)

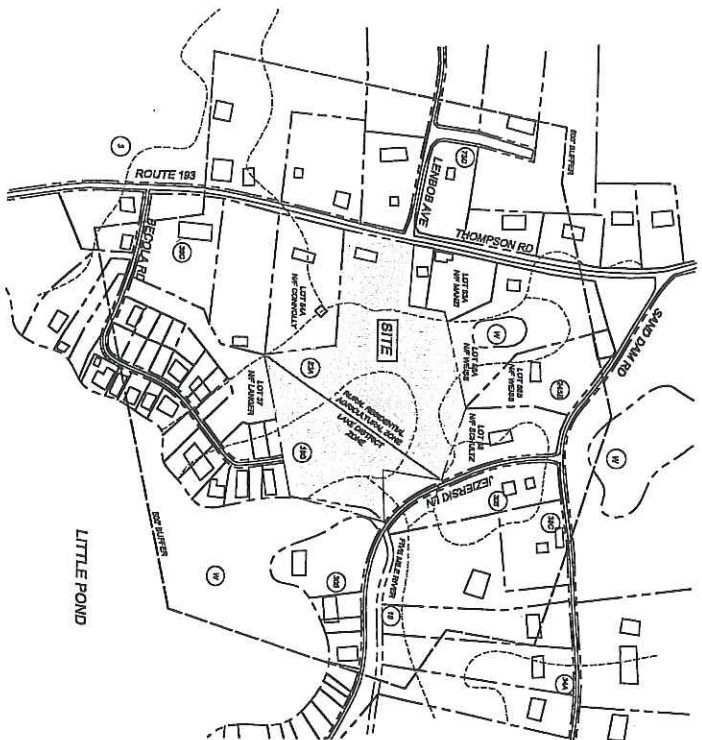
ITEM	REQUIRED	LOT 64-1	LOT 64
AREA	40,000 SF	146,817 SF	114,983 SF
FRONTAGE	150 FT*	50.58 FT	177.54 FT
FRONT YARD	40 FT	N/A	59 FT
SIDE YARD	20 FT	N/A	28 FT
REAR YARD	20 FT	N/A	310 FT
COVERAGE	50%	0%	8.5%

*50 FEET REQUIRED FOR INTERIOR LOTS

ZONING REQUIREMENTS (LAKE DISTRICT)

ITEM	REQUIRED	LOT 64-1
AREA	4,500 SF	155,970 +/- SF
FRONTAGE	50 FT	35 FT
FRONT YARD	10 FT	180 FT
SIDE YARD	10 FT	115 FT
REAR YARD	10 FT	175 FT
COVERAGE	60%	45%

APPROVED PLANNING AND ZONING COMMISSION	DATE
APPROVED TOWN OF THOMPSON RECEIVED FOR RECORDING	DATE
TOWN CLERK	DATE



DATA COMPILATION MAP
1" = 200'

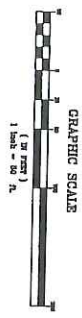
INDEX OF DRAWINGS

NO.	DESCRIPTION
1	COVER SHEET
2	SUBDIVISION PLAN
3	SITE DEVELOPMENT PLAN
4	DETAILS AND NOTES

SOIL TYPES TABLE

- 3 RIDGEBURY, LESTERTER, AND WHITMAN SOILS, 0 TO 8 PERCENT SLOPES
- 15 HINCKLEY, STONY
- 18 SCARBORO, HUNTER, AND WHITMAN SOILS, 0 TO 8 PERCENT SLOPES
- 23A CATTIVEN AND PRETOWN SOILS, 1 TO 7 PERCENT SLOPES
- 234 SLUBBURY SANDY LOAM, 0 TO 5 PERCENT SLOPES
- 344 MERRIMAC FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
- 38C HINCKLEY LOAMY SAND, 3 TO 15 PERCENT SLOPES
- 38E HINCKLEY LOAMY SAND, 15 TO 45 PERCENT SLOPES
- 73C CHARLTON CHAUNFIELD COMPLEX, 0 TO 15 PERCENT SLOPES
- 75C VERY ROCKY
- 37D HUNTER
- 245 HILLS CHANTFIELD-ROCK OUTCROP COMPLEX
- 246 MERRIMAC FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- 305 UDORNTHEWTS-FITS COMPLEX, GRAVELLY
- 309 UDORNTHEWTS-URBAN LAND COMPLEX
- W WATER

J&D CIVIL ENGINEERS, LLC
401 RAVENHILL ROAD
N. GROSVEENORDALE, CT 06255
860-923-2920

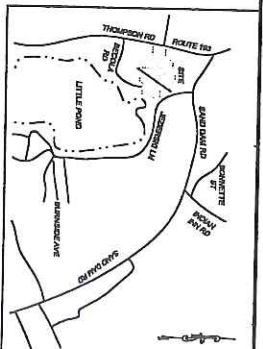
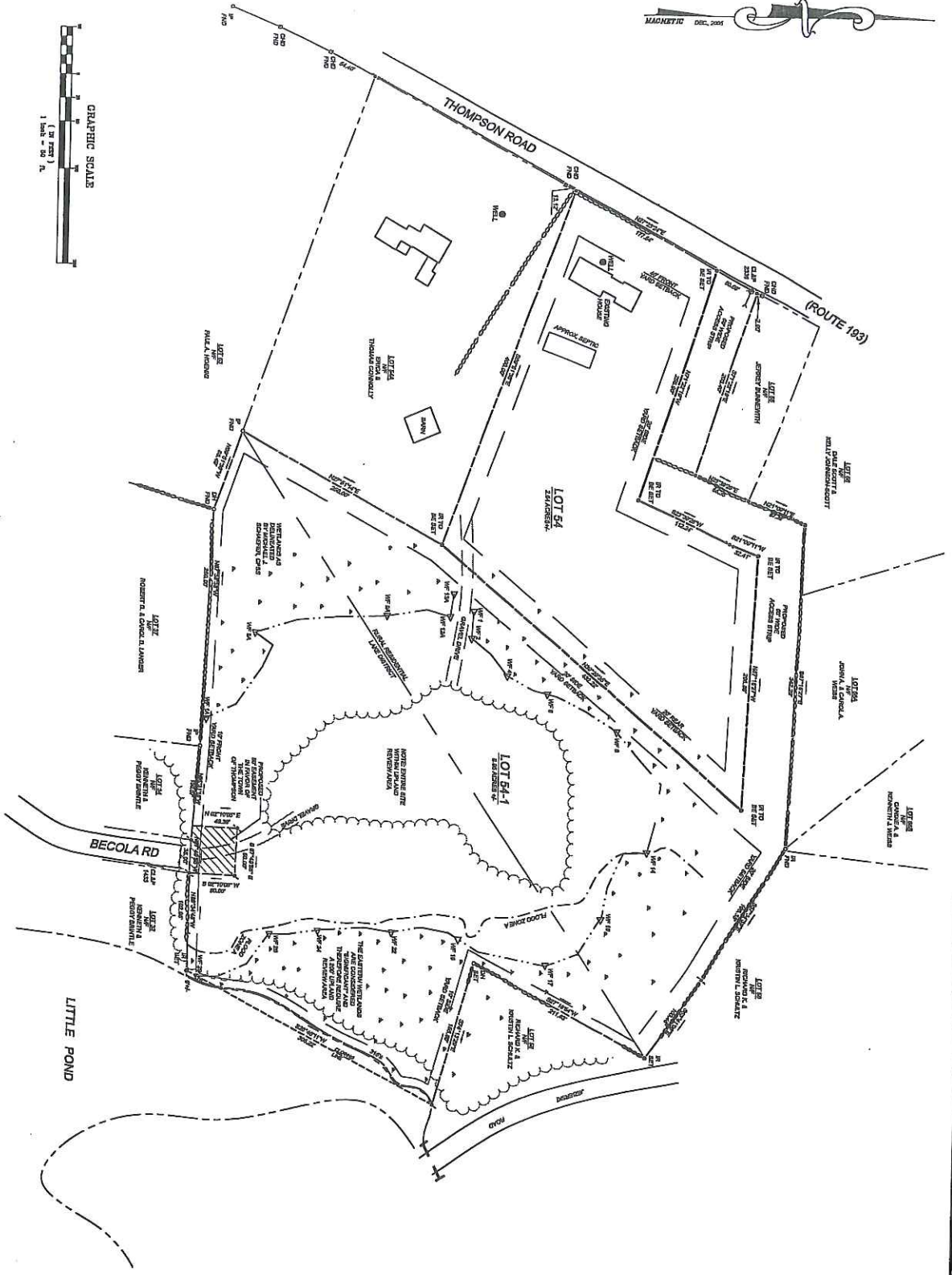


TOWN OF THOMPSON RECEIVED FOR RECORDING		APPROVED PLANNING AND ZONING COMMISSION		APPROVED LAND USES COMMISSION	
TOWN CLERK	DATE	TIME	MAP #	CHAIRMAN	DATE

ZONING INFORMATION:
 ZONE: RURAL RESIDENTIAL/AGRICULTURAL
 MINIMUM FRONT YARD SETBACK: 25 FT (OR PER INTERIOR LOT)
 MINIMUM SIDE YARD SETBACK: 10 FT
 MINIMUM REAR YARD SETBACK: 10 FT

ZONING INFORMATION:
 ZONE: RURAL RESIDENTIAL/AGRICULTURAL
 MINIMUM FRONT YARD SETBACK: 25 FT (OR PER INTERIOR LOT)
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LOCATION MAP
1" = 100'

LEGEND:
 - - - - - EXISTING ROADWAY
 - - - - - NEW ROAD SET OUT TO BE SET
 - - - - - ANGLE POINT
 - - - - - EXISTING HIGHWAY RIGHT OF WAY
 - - - - - EXISTING PROPERTY LINE
 - - - - - PROPOSED PROPERTY LINE
 - - - - - EXISTING EASEMENT
 - - - - - STONE WALL
 - - - - - UTILITIES
 - - - - - TRENCH
 - - - - - FLOOD ZONE A
 - - - - - EDGE OF WETLANDS

NOTES:
 1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE RESOLUTION OF THE TOWN OF THOMPSON, CONNECTICUT, PASSED FEBRUARY 28, 2021, WHICH AUTHORIZED THE TOWN ENGINEER TO CONTRACT WITH A PROFESSIONAL ENGINEER TO PREPARE A SUBDIVISION MAP FOR THE TOWN OF THOMPSON, CONNECTICUT, ON BEHALF OF THE TOWN ENGINEER.
 2. THE TOWN ENGINEER HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT SUBDIVISION MAP ACT, AS AMENDED.
 3. THE TOWN ENGINEER HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT SUBDIVISION MAP ACT, AS AMENDED.
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APPROVED:
 DATE: FEBRUARY 9, 2021
 NAME: [Signature]

SUBDIVISION PLAN
 PREPARED FOR
KAROLYN & KEITH CHAMPAGNE
 7321 THOMPSON ROAD, THOMPSON, CT
 MAP 114, BLOCK 54, LOT 54

J&D ENGINEERS
 481 SANDHILL ROAD
 W. CHAMPAGNE, CT 06261
 TEL: 860.791.1197
 FAX: 860.791.1197
 DATE: FEBRUARY 9, 2021
 SHEET: 2 OF 4

REVISIONS:

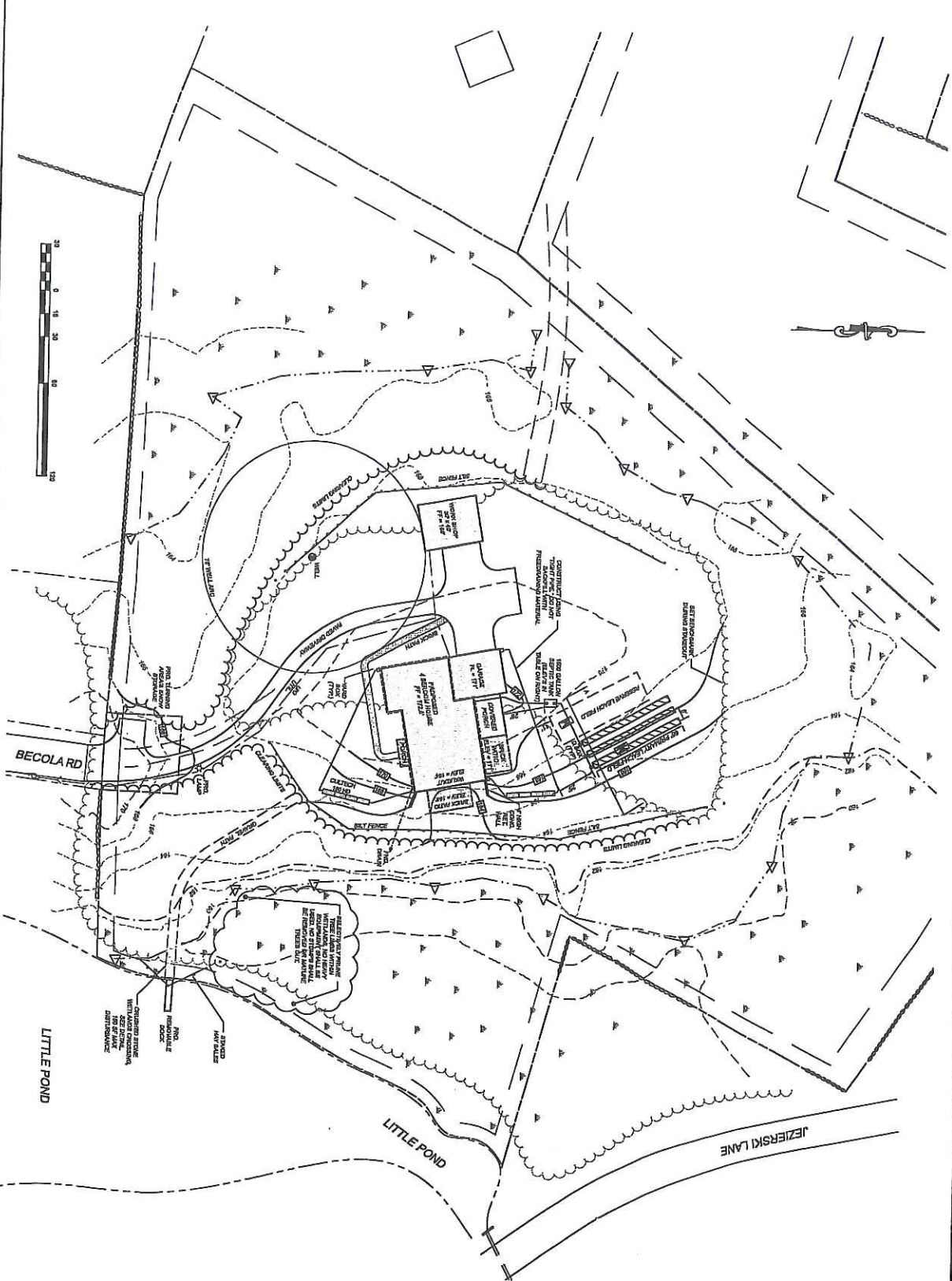
NO. 1	DATE	DESCRIPTION

TOWN OF THOMPSON
 RECEIVED FOR RECORDING

APPROVED
 PLANNING AND ZONING COMMISSION

APPROVED
 INLAND WETLANDS COMMISSION

TOWN CLERK DATE TIME MAP # CHAIRMAN DATE CHAIRMAN DATE



SUBJECT MATTER:

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE RESOLUTION OF COMPLETION OF STATE ACQUISITION AND LAYING IN THE STATE OF CONNECTICUT'S SUBDIVISION, INC. ON SEPTEMBER 22, 1981.

2. THE SUBDIVISION IS TO BE CONSIDERED APPROVED AND A SUBSEQUENT RESOLUTION OF THE TOWN OF THOMPSON TO APPROVE THIS PLAN IS A RESULT OF THE TOWN'S ACTION TO APPROVE THIS PLAN.

3. THE TOWN AND STATE ACQUISITION HAVE BEEN COMPLETED. THE SUBDIVISION IS TO BE CONSIDERED APPROVED AND A SUBSEQUENT RESOLUTION OF THE TOWN OF THOMPSON TO APPROVE THIS PLAN IS A RESULT OF THE TOWN'S ACTION TO APPROVE THIS PLAN.

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SEPTIC ELEVATIONS

INVERT AT HOUSE	164.00'
INVERT INTO TANK	164.00'
INVERT OUT OF TANK	164.00'
INVERT INTO DRAIN	164.00'
RUSH LANE OVERFLOW	164.00'
INVERT INTO DRAIN	164.00'
INVERT INTO OVERFLOW	164.00'
INVERT INTO DRAIN	164.00'

LEGEND

[Symbol]	BUILDING FOOTPRINT
[Symbol]	PROPERTY LINE
[Symbol]	EXISTING CONTROL LINE
[Symbol]	PROPOSED CONTROL LINE
[Symbol]	EDGE OF WETLAND
[Symbol]	EDGE OF WETLAND BY PROVISIONAL CONTROL DEVICES
[Symbol]	EXTENSION TRENCH
[Symbol]	PROPERTY LINE
[Symbol]	THRESHOLD
[Symbol]	FLOOD ZONE A
[Symbol]	TEST PIT

SITE DEVELOPMENT PLAN

PREPARED FOR
KEITH & KAROLYN CHAMPAGNE
 13251 THOMPSON ROAD, THOMPSON, CT
 MAP 114, BLOCK 24, LOT 54

J&D CIVIL ENGINEERS
 401 STATE ST. SUITE 200
 DANBURY, CT 06830

DESIGNER: J&D ENGINEERS
 DRAWN: J&D ENGINEERS
 REVISIONS:

LOG NO: 20210
 SCALE: 1" = 30'
 DATE: FEBRUARY 8, 2021
 SHEET: 3 OF 4



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

RECEIVED
2-22-21

PCC-21-06

APPLICATION FOR ZONING REVIEW

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

DEED INFORMATION: Volume 914 Page 104 Map 145 Block 14 Lot 14 Zone R-40

Applicant(s) Name Strategic Commercial Realty, Inc. d/b/a/ Rawson Materials
Address 6 Kennedy Drive, Putnam, CT 06260
Telephone (860) 963-6584 Business Telephone ()

Owner(s) of Record Lynn Rawson Landry & Cheryl Jane Foshay
Address 33 Randall Road, Thompson, CT 06277
Telephone () Business Telephone (860) 923-2119

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 IWA18027 approved 12/11/2018

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

Description of Request Renewal of PZC Application #18-21 for excavation of 180,000 CY of sand and gravel to create a 6.1+/- acre pond. Approximately 80,000 CY of sand and gravel has been removed to date. 100,000 CY of sand and gravel remains to be removed. Approximately 30,000 CY were removed in the previous permitting year.

Signature of Applicant(s) [Signature] Date 2/22/2021

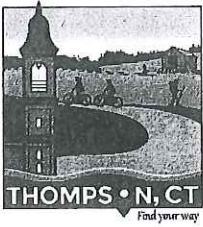
Signature of Zoning Officer Date

Application Number 21-06 Approved Yes No Date

Date of PZC Meeting 3-22-21 Date of Public Hearing N/A Fee \$175.00 pd

Revised November 29, 2010 JEM

CR # 55832
Rec # 360344
3-3-21 [Signature]



TOWN OF THOMPSON

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P.O. Box 899
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PHONE: 860-923-9475
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Dial by your location
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+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 253 215 8782 US (Tacoma)
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