



TOWN of THOMPSON

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Jinda Paradise
TOWN CLERK ASST

PLANNING AND ZONING COMMISSION

Agenda - Regular Meeting

Monday, March 25, 2019 7:00 PM

Merrill Seney Room, Town Hall

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1. Call to Order, Roll Call and Seating of Alternates
2. Public Hearing: None
3. Discuss Public Hearing and Possible Action: N/A
4. Approve minutes:
 - a. February 25, 2019 PZC Regular Meeting
5. Applications received:
 - a. **PZC Application #19-05:** Applicant and homeowner: David Hancock, for property at 131 Sunset Hill Road, Map 103, Block 41, Lot 8, Zone R40, requesting a Home Occupation Permit for "**Hancock Forest Products**", logging and tree work off premises, and wood products.
 - b. **PZC Application #19-06:** Applicant and homeowner: Pat Rudzinski, for property at 0 Labby Road, Map 95, Block 27, Lot 17, Zone R40, requesting a Gravel Mining Operation Renewal Permit.
 - c. **PZC Application #19-07:** Applicant: Strategic Commercial Realty, Inc. d/b/a Rawson Materials, owner: River Junction Estates, LLC, for property at 363 Quaddick Town Farm Rd, Map 156, Block 8, Lot 7, Zone RA80, requesting a Gravel Mining Operation Permit, to excavate sand and gravel.
 - d. **PZC Application #19-08:** Applicant: French River Materials of Thompson; Owner: Strategic Commercial Realty, Inc. for property at 307 Reardon Road, Map 65, Block 101, Lot 6, Zone I (Industrial), requesting a Gravel Mining Operation Renewal Permit.
 - e. **PZC Application #19-09:** Applicant and homeowner: James and Tanya Clark, for property at 113 Labby Road, Map 95, Block 40, Lot 2F, Zone R40, requesting a Home Occupation Permit to **operate consulting organization to Outpatient Mobile Solutions, Inc.**
 - f. **PZC Application #19-10:** Applicant and homeowner: James and Tanya Clark, for property at 113 Labby Road, Map 95, Block 40, Lot 2F, Zone R40, requesting a Home Occupation Permit for **Outpatient Mobile Solutions, Inc. to provide in-home outpatient Physical Occupation Therapy Services.**
 - g. **PZC Application #19-11:** Applicant and homeowner: Berlin & Rebecca Philbrook, for property at 74 Watson Rd, Map 15, Block 72, Lot 20, Zone R40, requesting a Home Occupation Permit, "**Terah Body Essentials**", on-line selling, storage and shipping of soap products.

- h. **PZC Application #19-12:** Applicant: Melissa MacGrory, Property Owner: Evan McCarthy, for property at 990 Riverside Drive, Map 167, Block 88, Lot 18, Zone R40, requesting a Home Occupation Permit "**Bombshell Beauty Co.**" offers tanning, make-up, skin care and esthetic services.
6. Applications received after agenda posted:
7. Citizens Comments:
8. Reports of Officers and Staff:
 - a. Budget Report: 7/1/18 – 2/28/19
 - b. Director of Planning and Development Report – none
 - c. ZEO Report
9. Correspondence:
 - a. Minutes: Zoning Board of Appeals – No meeting in March
 - b. Webster Planning Board notice of decision and for Public Hearing.
 - c. Letter from Linda Jarmolowicz re:10 Denis Drive
 - d. Second Notification of Application to Connecticut Siting Council State of Connecticut Siting Council, EM Sprint-141-190207, for 720 Thompson Road, owner: Crown Castle
 - e. NECCOG – Woodstock Zoning Regulation Amendment
10. Signing of Mylar: None
11. Old Business:
 - a. Inactive Gravel Operation @ 240 Brickyard Rd.
12. New Business:
 - a. The Last Green Valley relations manager would like to meet with the Commission.
 - b. Zoning Review Process
 - c. Seminars
13. Commissioners' Comments:
14. Next Meetings:
 - a. **PZC Sub-Committee Zoning Review Meetings –**
 - Monday, April 1, 2019:
Article 5 – Districts (continued) & Article 6 – Special Requirements
 - Monday April 15, 2019:
Article 7 – Zoning Board of Appeals & Article 3 - Definitions
@ 7:00 PM in the Merrill Seney Room, Town Hall.
 - b. PZC Regular Meeting - Monday April 22, 2019 @ 7:00 PM in the Merrill Seney Room, Town Hall.
15. Adjournment:

Respectfully Submitted,

Diane Minarik

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Recording Secretary