



TOWN OF THOMPSON

Planning & Zoning Commission

815 Riverside Drive
P.O. Box 899
North Grosvenordale, CT 06255
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Agenda – PZC Regular Meeting

Monday, April 25, at 7:00 PM

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

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Topic: PZC Regular Meeting

Time: Apr 25, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82387385006?pwd=NStuS2tzQXc3VHVVEbk5JRmxMQWNQZz09>

Meeting ID: 823 8738 5006

Passcode: 690519

One tap mobile

+13126266799,,82387385006#,,,,*690519# US (Chicago)

+19292056099,,82387385006#,,,,*690519# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 823 8738 5006

Passcode: 690519

Find your local number: <https://us02web.zoom.us/j/kjX7fLXyF>

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 #22-07 – Applicant Jessica Deary, property owner Shawn Deary, 377 Brandy Hill Rd, Map 141 Block 17, Lot 49, Zone LD (Lake District) request for a Seasonal Country Inn/Bed and Breakfast.
4. Discuss Public Hearing and Possible Action
5. Citizens Comments
6. Approve Minutes:

- a. January 24, 2022, Regular Meeting Minutes-Jane Salce Amend
- b. February 17, 2022, Special Meeting Minutes-See Web
- c. February 23, 2022, Special Meeting Minutes-See Web
- d. March 2, 2022, Special Meeting Minutes-See Web
- e. March 7, 2022, Special Meeting Minutes-See Web
- f. March 17, 2022, Special Meeting Minutes-See Web
- g. March 24, 2022, Special Meeting Minutes-See Web
- h. March 28, 2022 Regular Meeting Minutes
- i. March 31, 2022, Special Meeting Minutes-See Web
- j. April 6, 2022, Special Meeting Minutes-See Web

7. Applications

PZC #22-11 Applicant Webster Lake Realty LLC, Sanat Patel, owner of 1394 Thompson Rd, Map 114, Block 27, Lot 24, Zone BDD, building addition : First Floor Retail Store, second floor Business Professional Offices.

PZC #22-14 Applicant Hany Youssef property owner at 292 Riverside Dr., Map 87, Block 95, Lot 39, Zone TCDD, 1.93 acres, request a Special Permit to operate an Adult Use Cannabis Dispensary, according to Town of Thompson Zoning Regulations, Article 4E, Thompson Corridor Development District, Section 2, Table of Permitted Use, #20, Article 5A C. Adult Use Cannabis and Article 3A. Section 4-A., B., and C.

Accept for a Public Hearing

8. Applications Received after agenda posted

9. Reports of Officers and Staff

- a. Planners Report
- b. ZEO Memo
- c. Town of Thompson Budget Reports March 2022

10. Correspondence:

- a. Minutes: Zoning Board of Appeals April 11, 2022 – Meeting Cancelled
- b. Town of Webster Planning Board Public Hearing Notice
- c. Town of Douglas Planning Board Notice of Public Hearing-complete amendment is in the record of 4/25/2022 Meeting
- d. Town of Douglas Zoning Bylaw Amendment
- e. Town of Douglas Zoning Bylaw Amendment-Section 10 Definitions
- f. Town of Douglas Zoning Bylaw Removal-Section 8.4
- g. Town of Douglas Planning Board Notice of Public Hearing
- h. Town of Dudley Notice of Public Hearing
- i. Town of Dudley Notice of Decision 40 Fish Road Marijuana Cultivation Facility
- j. Town of Dudley Notice of Decision Definitive Subdivision Plan Fish Road

Planning and Zoning Regular Meeting Agenda April 25, 2022

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11. Signing of Mylar:
PZC 22-02 Subdivision 0 Thompson Rd, Robbins
12. Old Business:
 - a. PA-490
 - b. 4 Watson Road
13. New Business:
 - a. Preliminary discussion Paul Townsend of proposed subdivision and 55 and older association
14. Citizens Comments
15. Review of ZBA Applications-No 4/11/2022 Meeting
16. Commissioners Comments
17. Next Meeting:
 - a. PZC Regular Meeting May 23, 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



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

PZC 22-07 APPLICATION FOR ZONING REVIEW

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

DEED INFORMATION: Volume _____ Page _____ Map 141 Block 17 Lot 49 Zone LD

Applicant(s) Name Jessica Deary
Address _____
Telephone (860) 377-8206 Business Telephone (____) _____

Owner(s) of Record _____
Address _____
Telephone (____) _____ Business Telephone (____) _____

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

Description of Request Country Inn during Summer months
(single unit)

Signature of Applicant(s) Jessica Deary Date 2/9/22
Signature of Zoning Officer _____ Date _____

Application Number 22-07 Approved Yes No Date _____
Date of PZC Meeting 3/28/22 Date of Public Hearing 4/25/22 Fee 150.00

Revised February 14, 2007 JEM



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

P2G
22-11

APPLICATION FOR ZONING REVIEW

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

SITE PLAN REVIEW

DEED INFORMATION: Volume 783 Page 251 Map 114 Block 27 Lot 24 Zone BDD

Applicant(s) Name WEBSTER LAKE REALTY LLC (SANAT PATEL)
 Address 1394 THOMPSON ROAD - THOMPSON, CT
 Telephone (508) 667-3108 Business Telephone ()

Owner(s) of Record SAME
 Address _____
 Telephone () Business Telephone ()

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

NDDH Approval Required Yes No If yes, attach proof of approval B100a PENDING

Description of Request BUILDING ADDITION: FIRST FLOOR - RETAIL STORE
SECOND FLOOR - BUSINESS / PROFESSIONAL OFFICES,

Signature of Applicant(s) Sanat Patel Date 03/23/22

Signature of Zoning Officer Cynthia Plume Date 3-30-22

Application Number 22-11 Approved Yes No Date _____

Date of PZC Meeting 4/25/22 Date of Public Hearing N/A Fee 150.00

MSD February 14, 2007/JEM

pd 3-30-22 - 150.00
CR# 1727

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



TOWN of
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PLANNING AND ZONING COMMISSION

FOR OFFICE USE ONLY

Fee Paid/Date: \$ _____ / _____
_____ Cash _____ Check (_____ Ck. #)

Application Submission Date: _____
Date Received by Commission: _____
Application #: _____

PZC-22-14

APPLICATION FOR ZONING REVIEW

- Special Permit
- Zone Change
- Site Plan
- Accessory Apartment
- Gravel Mining
- Country Inn Permit
- Text Amendment
- Other

DEED INFORMATION: Volume 993 Page 0015 Map 87 Block 95 Lot 59 Zone TCB0

Location of Property: 274 Riverside drive

Applicant(s) Name Hany Youssef
Mailing Address 292 Riverside dr N. Grosvenordale, CT 0625
Telephone (860) 333-7008 Business Telephone () _____
Email Address thchon21@yahoo.com

Owner(s) of Record _____
Mailing Address Same as Above
Telephone () _____ Business Telephone () _____
Email Address _____

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 _____

Is the Subject Property located within a Flood Zone Yes No If yes, copy of FIRM required

Wetlands Permit Required Yes No If yes, attach proof of approval

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

Description of Request: Special permit for Adult
Use Cannabis Dispensary

Signature of Property Owner [Signature] Date 4/14/2022

Signature of Applicant [Signature] Date 4/14/2022

FOR OFFICE USE ONLY:

Date of PZC Meeting 4/24/22 Date of Public Hearing 5-23-22

Approved Yes No Date _____

REVISED 10-3-18 CJD