

# TOWN OF THOMPSON

## Planning & Zoning Commission

815 Riverside Drive  
P.O. Box 899  
North Grosvenordale, CT 06255  
PHONE: 860-923-9475  
E-MAIL: [zeo@thompsonct.org](mailto:zeo@thompsonct.org)  
[planner@thompsonct.org](mailto:planner@thompsonct.org)  
WEBSITE: [www.thompsonct.org](http://www.thompsonct.org)

Agenda – PZC Regular Meeting  
Monday, April 26, 2021 at 7:00 PM  
ZOOM Meeting

*p. 1 of 3*

Topic: PZC regular meeting  
Time: Apr 26, 2021 07:00 AM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/85412371194?pwd=UEVMQXBIRHRua1Q1d1RBVElOcStyUT09>

Meeting ID: 854 1237 1194  
Passcode: 301315  
One tap mobile  
+13017158592,,85412371194#,,,,\*301315# US (Washington DC)  
+13126266799,,85412371194#,,,,\*301315# 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: 854 1237 1194  
Passcode: 301315  
Find your local number: <https://us02web.zoom.us/u/kcpeniMOB>

1. Call to Order, Roll Call, Seating of Alternates
2. Public Hearing
3. Discuss Public Hearing and Possible Action
4. Approve Minutes:
  - a. March 22, 2021 PZC Regular Meeting Minutes
  - b. March 29, 2021 PZC Special Meeting Minutes
  - c. April 14, 2021 PZC Special Meeting Minutes
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.  
**(Tabled at 3/22/2021 Regular Meeting to 4/26/2021 Regular Meeting)**

**Discussion and Decision**

**PZC Application #21-08** Applicant Neil P. LLC, Property Owner of 520 Riverside Drive, Map 85, Block 95. Lot 10A, Zone DMRD, New Retail Building with "Grandfathered" Drive-Up Window Special Permit that runs with the Land (Special Permit 2012-02 Approved 11/26/12)

**Discussion and Decision**

**PZC Application #21-09** Applicant Town of Thompson Planning and Zoning Commission, 815 Riverside Drive, Amendments to the Amended Planning and Zoning Regulations Approved on 9/15/2020.

**Accept Application for Public Hearing, PZC meeting 5/24/2021**

**PZC Application #21-10** Applicant Shelley Ashton-Briggs and Jeffrey Briggs owner of 30 West Thompson Rd, Map, Lot, Block, Zone RRAD requesting a Special Permit for Wedding/Event Venue Business, according to the Town of Thompson Amended Regulations, Article 4A RRAD, Section 2 Table of Permitted Uses #17.

**Accept Application for Public Hearing, PZC meeting 5/24/21**

6. Applications received after agenda posted:
7. Citizens Comments:
8. Reports of Officers and Staff:
  - a. Planners Report
  - b. ZEO Memo
  - c. Town of Thompson Budget Reports April 2021
9. Correspondence:
  - a. Minutes: Zoning Board of Appeals April 12, 2021
  - b. Town of Webster Notice of Public Hearing
10. Signing of Mylar:
11. Old Business:
  - a. Brickyard Road Bonding
  - b. Madison Ave.
  - c. Discussion of property disposition 0 Lillian Avenue
12. New Business:
  - a. Paintball Activity 11 Hagstrom Road
  - b. Mason House – 20 Chase Road
  - c. 53 Wrightson Drive, Placement of Garage in the Lake District following amended regulations.
  - d. Zone: Thompson Common Village District  
Informal discussion on construction of a tent platform in the rear yard for the purpose of hosting seasonal wedding receptions.
13. Commissioners Comments:

14. Next Meeting:
  - a. PZC Regular Meeting May 24, 2021 at 7:00 PM via Zoom

15. Adjournment

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 2-10-2021

Date of Next Commission Meeting 3/22/2021 Fee Paid \$ 410.00 C.R.#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**  
PLANNING AND ZONING COMMISSION

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  
 REVISED: APRIL 7, 2021

### ZONING REQUIREMENTS (RURAL RESIDENTIAL-AGRICULTURAL)

ITEM	REQUIRED	LOT 54-1	LOT 54
AREA	40,000 SF	146,817 SF	114,693 SF
FRONTAGE	150 FT*	50.59 FT	177.54 FT
FRONT YARD	40 FT	N/A	59 FT
SIDE YARD	20 FT	N/A	25 FT
REAR YARD	20 FT	N/A	310 FT
COVERAGE	50%	0%	6.5%

\*50 FEET REQUIRED FOR INTERIOR LOTS

### ZONING REQUIREMENTS (LAKE DISTRICT)

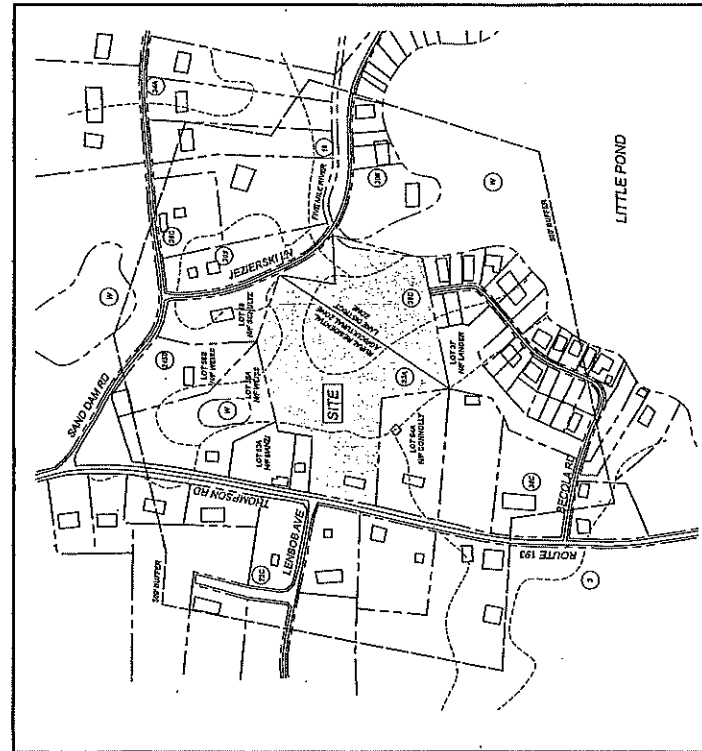
ITEM	REQUIRED	LOT 54-1
AREA	4,500 SF	155,970 44-SF
FRONTAGE	60 FT	35 FT
FRONT YARD	10 FT	160 FT
SIDE YARD	10 FT	115 FT
REAR YARD	10 FT	175 FT
COVERAGE	60%	15%

### INDEX OF DRAWINGS

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

### SOIL TYPES TABLE

3	RIDGEBURY, LEICESTER, AND WHITMAN SOILS, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
15	SCARBORO MUCK, 0 TO 3 PERCENT SLOPES
18	CATTEN AND FREETOWN SOILS, 0 TO 2 PERCENT SLOPES
23A	SUBURY SANDY LOAM, 0 TO 3 PERCENT SLOPES
23B	SUBURY SANDY LOAM, 3 TO 15 PERCENT SLOPES
38C	HINCKLEY LOAMY SAND, 0 TO 15 PERCENT SLOPES
38E	HINCKLEY LOAMY SAND, 15 TO 45 PERCENT SLOPES
73C	CHARLTON-CHATFIELD COMPLEX, 0 TO 15 PERCENT SLOPES VERY ROCKY
75C	HOLLIS-CHATFIELD-ROCK OUTDROP COMPLEX 3 TO 15 PERCENT SLOPES
245	UDORTHERS-PTS COMPLEX, GRAVELLY
305	UDORTHERS-URBAN LAND COMPLEX
306	W
W	WATER



**J&D CIVIL ENGINEERS, LLC**  
 401 RAVENELLE ROAD  
 N. GROSVENORDALE, CT 06255  
 860-923-2920

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



**SITE ELEVATIONS**

1. THE MAP HAS BEEN PREPARED PURSUANT TO THE PROFESSIONAL ENGINEERING ACT AND THE ENGINEERING CODES OF ETHICS AND STANDARDS OF PRACTICE ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1988.

THE SURVEY TYPE IS THE CONVEYANCE, IMPROVEMENT OR INSTALLATION OF A SEWERAGE SYSTEM.

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

2. EXISTING AND PROPOSED SEWER LOCATIONS HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION PROVIDED BY OTHERS. A FIELD SURVEY WAS CONDUCTED TO VERIFY THE ACCURACY OF THE INFORMATION AND TO MAKE NECESSARY ADJUSTMENTS. THE INFORMATION HAS BEEN INCORPORATED INTO THIS PLAN AS A RESULT.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

GEORGE R. BOURGONIE DATE: FEBRUARY 6, 2021  
 LICENSE NUMBER: 10000

**SEWER ELEVATIONS**

INVERT AT HOUSE	184.50'
INVERT INTO TANK	184.25'
INVERT OUT OF TANK	184.25'
INVERT INTO D-BOX	184.25'
INVERT INTO D-BOX	184.25'
INVERT INTO D-BOX	184.25'
INVERT INTO D-BOX	184.25'

**LEGEND**

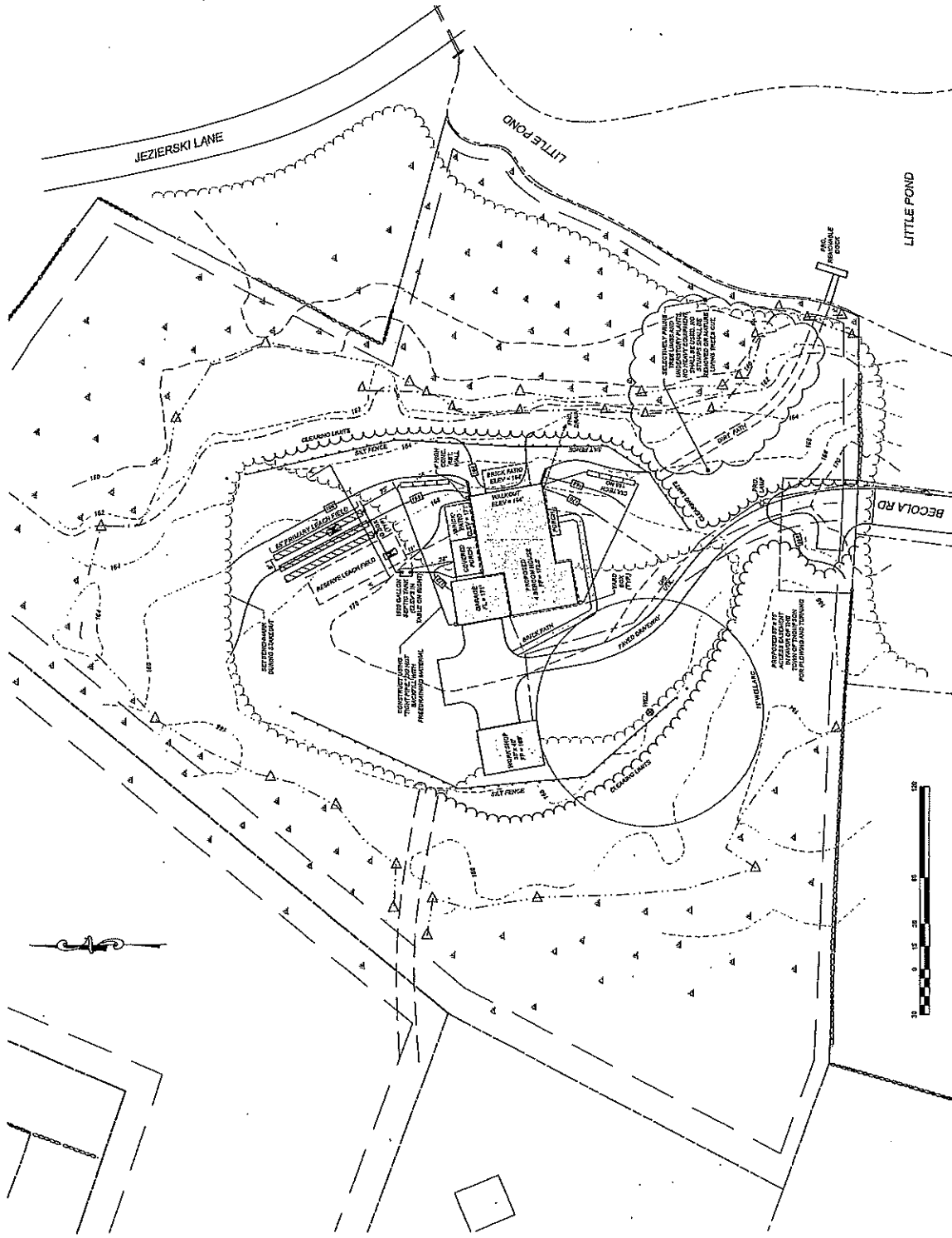
- BOUNDARY LINE
- PROPERTY LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EDGE OF INTERLUDE
- EDGE OF INTERLUDE
- LANDSCAPE TREES
- STONE WALL
- UTILITY
- TRAIL
- FLOOD ZONE A
- TEST PIT

**SITE DEVELOPMENT PLAN**  
 PREPARED FOR  
**KEITH & KAROLYN CHAMPAGNE**  
 1321 THOMPSON ROAD, THOMPSON, CT  
 MAP 114, BLOCK 24, LOT 64

**J&D**  
 CIVIL ENGINEERS  
 401 HARTWELL ROAD  
 WESTFIELD, CT 06097

DESIGNED: DBS  
 DRAWN: AFS  
 REVISIONS:  
 1. 02/06/21: PRELIMINARY ESTIMATES

JOB NO: 20219  
 DATE: FEBRUARY 6, 2021  
 SCALE: 1" = 30'  
 SHEET 3 OF 4



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







TOWN of  
**THOMPSON**  
PLANNING AND ZONING COMMISSION

RECEIVED  
4-14-2021

21-08

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 911 Page 264 Map 85 Block 95 Lot 10A Zone Downtown Mill Rehabilitation District

Applicant(s) Name NEIL P. LLC  
Address 520 RIVERSIDE DRIVE, NORTH GROSVENORDALE, CT 06255  
Telephone (978) 430-7290 Business Telephone ( )

Owner(s) of Record NEIL P. LLC  
Address 520 RIVERSIDE DRIVE, NORTH GROSVENORDALE, CT 06255  
Telephone (978) 430-7290 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 NEW RETAIL BUILDING WITH 'GRANDFATHERED' DRIVE-UP WINDOW SPECIAL PERMIT THAT RUNS WITH THE LAND (SPECIAL PERMIT 2012-02, APPROVED 11/26/12)

Signature of Applicant(s) [Signature] Date 4/14/21

Signature of Zoning Officer \_\_\_\_\_ Date \_\_\_\_\_

Application Number 21-08 Approved  Yes  No Date \_\_\_\_\_

Date of PZC Meeting 4/26/21 Date of Public Hearing 4/26/21 Fee 150.00 pd 4-14-2021

Revised February 14, 2007 JEM Site Plan approval CR #6806

# THOMPSON LIQUOR PLAZA EXPANSION

## 520 RIVERSIDE DRIVE (ROUTE 12)

### THOMPSON, CONNECTICUT

**OWNER: NEIL P, LLC**  
**DEVELOPER: THOMPSON LIQUOR**  
**MARCH 31, 2021**

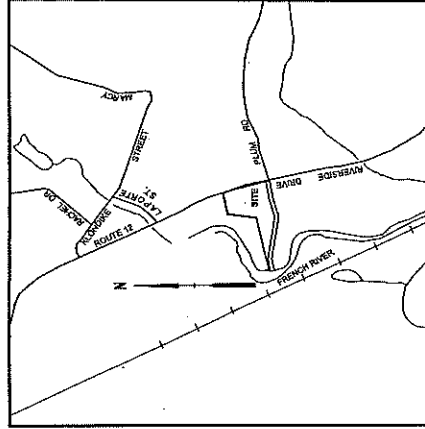
#### INDEX OF DRAWINGS

- | NO. | DESCRIPTION                                   |
|-----|---|
| 1   | INDEX AND COVER SHEET                         |
| 2   | UTILITIES AND LAYOUT PLAN                     |
| 3   | GRADING, LANDSCAPING AND EROSION CONTROL PLAN |
| 4   | ROAD AND DRAINAGE DETAILS                     |
| 5   | UTILITY, EROSION CONTROL AND MISC. DETAILS    |

#### TABLE OF ZONING REQUIREMENTS

DOWNTOWN MILL REHABILITATION DISTRICT

	REQUIRED	EXISTING	PROPOSED
LOT AREA	4,500 S.F.	125,017 S.F.	125,017 S.F.
LOT FRONTAGE	50'	370'	370'
FRONT SETBACK	10'	100'	122'
SIDE LINE SETBACK	10'	14'	12'
REAR LINE SETBACK	10'	38'	90'
MAXIMUM IMPERVIOUS AREA	75%	23%	43%
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'



**LOCATION MAP**  
**1" = 500'**

**J & D CIVIL ENGINEERS, LLC**  
**401 RAVENELLE ROAD**  
**THOMPSON, CT 06255**  
**PHONE: 860-923-2920**  
**JDCIVILENGINEERS.COM**

APPROVED BY THE THOMPSON PLANNING & ZONING COMMISSION

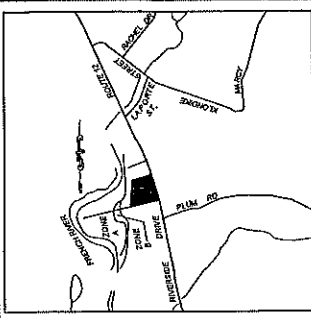
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE THOMPSON INLAND WETLAND COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTIONS TO THE SITE:  
 FROM THE TOP LEFT CORNER, SOUTH APPROXIMATELY 1.3 MILES  
 ON RIVERSIDE DRIVE (ROUTE 12), SITE ON WEST SIDE OF ROAD





LOCATION MAP  
1" = 200'

NOTES:  
 1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE CONNECTICUT STATE ARCHITECTS SECTION 20-203a THROUGH 20-203d, AS AMENDED, AND IS SUBJECT TO THE CONSTRUCTION ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1988.  
 2. THIS IS A GENERAL LOCATION PLAN PREPARED TO SHOW A SITE LOCATION. IT DOES NOT REPRESENT A FINAL DESIGN OR CONSTRUCTION PLAN. THE ARCHITECT'S RESPONSIBILITY IS TO VERIFY THE ACCURACY OF THE DATA AND TO OBTAIN NECESSARY PERMITS AND APPROVALS.  
 3. PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

2. REFERENCE PLANS:  
 PLANS FOR THE DEVELOPMENT OF LOT 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I, 11J, 11K, 11L, 11M, 11N, 11O, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K, 12L, 12M, 12N, 12O, 12P, 12Q, 12R, 12S, 12T, 12U, 12V, 12W, 12X, 12Y, 12Z, 13A, 13B, 13C, 13D, 13E, 13F, 13G, 13H, 13I, 13J, 13K, 13L, 13M, 13N, 13O, 13P, 13Q, 13R, 13S, 13T, 13U, 13V, 13W, 13X, 13Y, 13Z, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 14J, 14K, 14L, 14M, 14N, 14O, 14P, 14Q, 14R, 14S, 14T, 14U, 14V, 14W, 14X, 14Y, 14Z, 15A, 15B, 15C, 15D, 15E, 15F, 15G, 15H, 15I, 15J, 15K, 15L, 15M, 15N, 15O, 15P, 15Q, 15R, 15S, 15T, 15U, 15V, 15W, 15X, 15Y, 15Z, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16I, 16J, 16K, 16L, 16M, 16N, 16O, 16P, 16Q, 16R, 16S, 16T, 16U, 16V, 16W, 16X, 16Y, 16Z, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I, 17J, 17K, 17L, 17M, 17N, 17O, 17P, 17Q, 17R, 17S, 17T, 17U, 17V, 17W, 17X, 17Y, 17Z, 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18I, 18J, 18K, 18L, 18M, 18N, 18O, 18P, 18Q, 18R, 18S, 18T, 18U, 18V, 18W, 18X, 18Y, 18Z, 19A, 19B, 19C, 19D, 19E, 19F, 19G, 19H, 19I, 19J, 19K, 19L, 19M, 19N, 19O, 19P, 19Q, 19R, 19S, 19T, 19U, 19V, 19W, 19X, 19Y, 19Z, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 20H, 20I, 20J, 20K, 20L, 20M, 20N, 20O, 20P, 20Q, 20R, 20S, 20T, 20U, 20V, 20W, 20X, 20Y, 20Z, 21A, 21B, 21C, 21D, 21E, 21F, 21G, 21H, 21I, 21J, 21K, 21L, 21M, 21N, 21O, 21P, 21Q, 21R, 21S, 21T, 21U, 21V, 21W, 21X, 21Y, 21Z, 22A, 22B, 22C, 22D, 22E, 22F, 22G, 22H, 22I, 22J, 22K, 22L, 22M, 22N, 22O, 22P, 22Q, 22R, 22S, 22T, 22U, 22V, 22W, 22X, 22Y, 22Z, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 23H, 23I, 23J, 23K, 23L, 23M, 23N, 23O, 23P, 23Q, 23R, 23S, 23T, 23U, 23V, 23W, 23X, 23Y, 23Z, 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24I, 24J, 24K, 24L, 24M, 24N, 24O, 24P, 24Q, 24R, 24S, 24T, 24U, 24V, 24W, 24X, 24Y, 24Z, 25A, 25B, 25C, 25D, 25E, 25F, 25G, 25H, 25I, 25J, 25K, 25L, 25M, 25N, 25O, 25P, 25Q, 25R, 25S, 25T, 25U, 25V, 25W, 25X, 25Y, 25Z, 26A, 26B, 26C, 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DATE: 11/11/2025  
 TIME: 10:30 AM  
 DRAWN BY: J&D  
 CHECKED BY: DRB  
 APPROVED BY: DRB

LEGEND  
 SHIM O  
 SHIM O  
 BUILDING FOOTPRINT  
 PROPERTY LINE  
 EXISTING CONTOUR  
 PROPOSED CONTOUR  
 WETLANDS  
 100 YEAR FLOOD ZONE  
 500 YEAR FLOOD ZONE  
 BILT FENCE  
 WATER  
 SEWER



**SOIL EROSION CONTROL PLAN**

THE PURPOSE OF THIS PROJECT IS THE CONSTRUCTION OF A COMMERCIAL BUILDING AND ASSOCIATED DRIVEWAY AND PARKING AREAS. THIS INFORMATION IS TO BE USED IN CONJUNCTION WITH THE CONSTRUCTION CONTRACT AND ANY OTHER DOCUMENTS THAT MAY BE REQUIRED TO COMPLETE THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**CONSTRUCTION SEQUENCE**

1. INSTALLATION OF EROSION CONTROL MEASURES AS SHOWN ON THE PLAN.
2. EXCAVATION AND FOUNDATION WORK.
3. INSTALLATION OF DRIVEWAY, UTILITY, ROAD, GRADE, PARKING LOT.
4. CONSTRUCTION OF BUILDING FOOTING AND WALLS.
5. CONSTRUCTION OF CONCRETE SLAB ON GRADE.
6. FINISH GRADING AND LANDSCAPING.

**OPERATIONS AND MAINTENANCE**

1. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL MEASURES.
3. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
4. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

**GENERAL NOTES**

1. DEVELOPER SHALL COMPLY WITH ALL REGULATIONS OF THE TOWN OF THOMPSON, CONNECTICUT, AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
4. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

**LANDSCAPING SCHEDULE & NOTES**

SYMBOL	DESCRIPTION	QUANTITY
①	PLANT 1 - 1/2" CALIBER PLANTING MATERIAL, THESE SHALL BE COVERED WITH A 4" SCREENED GRAVEL, GRASS SEED AND MULCH.	4
②	PLANT 2 - 2" CALIBER PLANTING MATERIAL, THESE SHALL BE COVERED WITH A 4" SCREENED GRAVEL, GRASS SEED AND MULCH.	4
③	PLANT 3 - 3" CALIBER PLANTING MATERIAL, THESE SHALL BE COVERED WITH A 4" SCREENED GRAVEL, GRASS SEED AND MULCH.	4

**PLANTING FOR SHRUBS IN BEDS**

N.T.S.

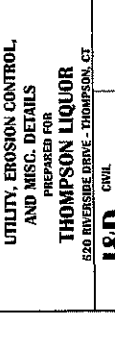
**WATER SERVICE CONNECTION DETAIL**

NOT TO SCALE



**STRAP FOR ALTERNATE DROP CONNECTIONS**

NOT TO SCALE



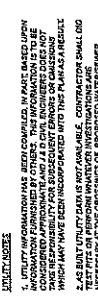
**ALTERNATE DROP CONNECTION 12" AND SMALLER**

NOT TO SCALE



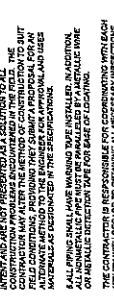
**TYPICAL SEWER CONNECTION TO EXISTING MANHOLE**

N.T.S.



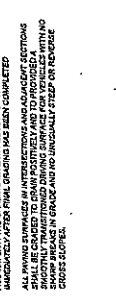
**CONCRETE SIDEWALK AND CURB SECTION**

NOT TO SCALE



**CONCRETE WHEEL STOP**

N.T.S.



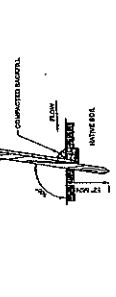
**SILT FENCE INSTALLATION**

N.T.S.



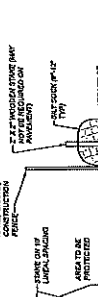
**HAY BALE EROSION CONTROL**

N.T.S.



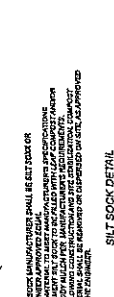
**SIGN DETAIL**

N.T.S.



**SILT SOCK DETAIL**

NOT TO SCALE



**DUMPSTER SCREENING FENCE**

N.T.S.



**DUMPSTER PAD DETAIL**

N.T.S.



**TREE PLANTING**

N.T.S.

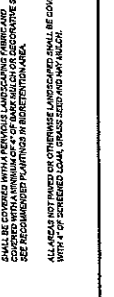


**LANDSCAPING SCHEDULE & NOTES**

SYMBOL	DESCRIPTION	QUANTITY
①	PLANT 1 - 1/2" CALIBER PLANTING MATERIAL, THESE SHALL BE COVERED WITH A 4" SCREENED GRAVEL, GRASS SEED AND MULCH.	4
②	PLANT 2 - 2" CALIBER PLANTING MATERIAL, THESE SHALL BE COVERED WITH A 4" SCREENED GRAVEL, GRASS SEED AND MULCH.	4
③	PLANT 3 - 3" CALIBER PLANTING MATERIAL, THESE SHALL BE COVERED WITH A 4" SCREENED GRAVEL, GRASS SEED AND MULCH.	4

**PLANTING FOR SHRUBS IN BEDS**

N.T.S.



**WATER SERVICE CONNECTION DETAIL**

NOT TO SCALE



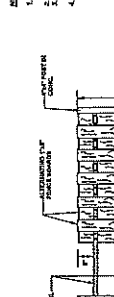
**STRAP FOR ALTERNATE DROP CONNECTIONS**

NOT TO SCALE



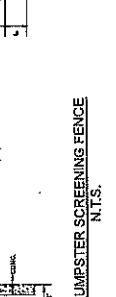
**BITUMINOUS CONCRETE LIP CURBING DETAIL**

N.T.S.



**DUMPSTER SCREENING FENCE**

N.T.S.



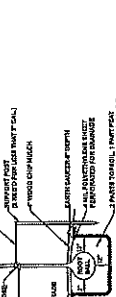
**DUMPSTER PAD DETAIL**

N.T.S.



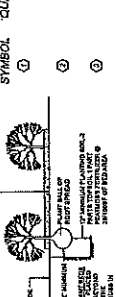
**ALTERNATE DROP CONNECTION 12" AND SMALLER**

NOT TO SCALE



**TYPICAL SEWER CONNECTION TO EXISTING MANHOLE**

N.T.S.



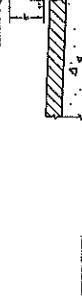
**STRAP FOR ALTERNATE DROP CONNECTIONS**

NOT TO SCALE



**ALTERNATE DROP CONNECTION 12" AND SMALLER**

NOT TO SCALE



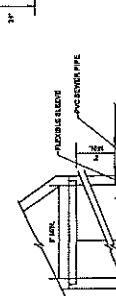
**BITUMINOUS CONCRETE LIP CURBING DETAIL**

N.T.S.



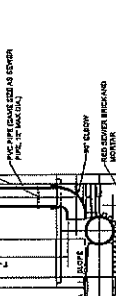
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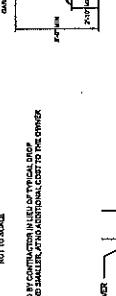
**DUMPSTER PAD DETAIL**

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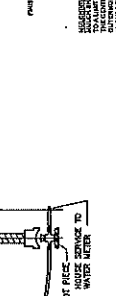
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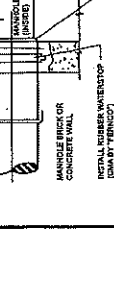
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NOT TO SCALE



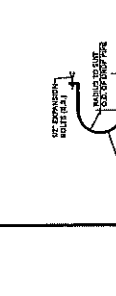
**BITUMINOUS CONCRETE LIP CURBING DETAIL**

N.T.S.



**DUMPSTER SCREENING FENCE**

N.T.S.



**DUMPSTER PAD DETAIL**

N.T.S.



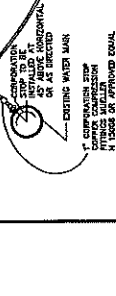
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N.T.S.



**STRAP FOR ALTERNATE DROP CONNECTIONS**

NOT TO SCALE



**ALTERNATE DROP CONNECTION 12" AND SMALLER**

NOT TO SCALE





TOWN of  
**THOMPSON**  
PLANNING AND ZONING COMMISSION

FOR OFFICE USE ONLY *N/A*

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

Application Submission Date: \_\_\_\_\_  
 Date Received by Commission: \_\_\_\_\_  
 Application #: \_\_\_\_\_

APPLICATION FOR ZONING REVIEW –APPLICATION # **21-09**

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

N/A - DEED INFORMATION: Volume \_\_\_ Page \_\_\_ Map \_\_\_ Block \_\_\_ Lot \_\_\_ Zone N/A

Location of Property: 815 Riverside Drive  
 Applicant(s) Name Town of Thompson Planning and Zoning Commission

Mailing Address 815 Riverside Drive  
 Telephone (860) 923-9475 Business Telephone (\_\_\_\_) \_\_\_\_\_  
 Email Address \_\_\_\_\_

Owner(s) of Record n/a  
 Mailing Address \_\_\_\_\_  
 Telephone (\_\_\_\_) \_\_\_\_\_ Business Telephone (\_\_\_\_) \_\_\_\_\_  
 Email Address \_\_\_\_\_

N/A Type of Sewage  Private  Public N/A Type of Water Supply  Private  Public

Is Subject Property in an Aquifer Protection Zone  Yes  No If yes, please include form N/A

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

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

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

Description of Request: Amendments to the Town of Thompson Amended Zoning Regulations  
See Attached.

Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

Signature of Applicant *[Signature]* Date 4/19/2021

FOR OFFICE USE ONLY:

Date of PZC Meeting 4/26/2021 Date of Public Hearing 5/24/2021  
 Approved  Yes  No Date \_\_\_\_\_

REVISED 10-3-18 CJD





TOWN of  
**THOMPSON**  
PLANNING AND ZONING COMMISSION

*PZC 21-10* 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 927 Page 309 Map 65 Block 101 Lot 9B Zone RRAD

Applicant(s) Name Shelley Ashton-Briggs and Jeffrey Briggs  
 Address 30 West Thompson Rd, PO Box 307, Thompson CT 06277  
 Telephone ( 508 ) 523-2662 Business Telephone (      )     

Owner(s) of Record The Ashton-Briggs Family Revocable Trust (c/o Shelley & Jeffrey)  
 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 The owner/applicant proposes to hold weddings or similar events at the property. The anticipated maximum occupancy will be 200 guests. The events will occur outside under a temporary tent, and/or inside the existing barn towards the rear of the site. The only proposed construction on site will be regrading of the lawn, and installation of lights.

Signature of Applicant(s) *[Signature]* Date 4/19/2021

Signature of Zoning Officer *[Signature]* Date 4-19-2021

Application Number 21-10 Approved  Yes  No Date     

Date of PZC Meeting 4/26/21 Date of Public Hearing 5/24/21 Fee 375.00

Revised February 14, 2007 JEM

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