



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
planner@thompsonct.org
WEBSITE: www.thompsonct.org

Agenda – PZC Regular Meeting
Monday, May 24, 2021 at 7:00 PM
ZOOM Meeting

p. 1 of 3

Topic: PZC regular meeting
Time: May 24, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/89432793851?pwd=bTFrekd0d0JCY1luVWFHWTlabHVsQT09>

Meeting ID: 894 3279 3851
Passcode: 190512
One tap mobile
+13126266799,,89432793851#,,,,*190512# US (Chicago)
+19292056099,,89432793851#,,,,*190512# 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: 894 3279 3851
Passcode: 190512
Find your local number: <https://us02web.zoom.us/j/89432793851?pwd=bTFrekd0d0JCY1luVWFHWTlabHVsQT09>

1. Call to Order, Roll Call, Seating of Alternates
2. Public Hearing

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.

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.

PZC Application #21-12 Applicant Strategic Commercial Realty, Inc. d/b/a Rawson Materials, of 6 Kennedy Drive, Putnam, CT property owner River Junction Estates, LLC., 204 Munyan Road, Putnam., Ct 06260 for Gravel Mining at property located at 0 East Thompson Rd, Map 154, Block 5, Lot 10, Zone, RRAD creation of a 3.5+/- acre pond. Approximately 120,000 cubic yards of sand and gravel will be removed from the site to create the pond.

3. Discuss Public Hearing and Possible Action -
4. Approve Minutes:

Planning and Zoning Regular Meeting Agenda May 24, 2021

a. April 26, 2021 Regular Meeting Minutes

P. 2 of 3

5. Applications:

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)

PZC Application #21-16 – Applicant, French River Materials, Owner, Strategic Commercial Realty, Inc. d/b/a Rawson Materials, 307 Reardon Road LLC, Map 156, Block 8, Lot 7, Zone I, renewal of gravel mining operation, to excavate sand and gravel.

PZC Application #21-17 - Applicant & Owner – Northeast Sand and Gravel, Owner John Mercier, at 659 Riverside Dr. (access drive is North of Grosvenordale Post Office), Map 63, Block 58, Lot 15/P, located in R-40 Zone District for renewal of Gravel Mining Permit to excavate sand and gravel.

6. Citizens Comments:

7. Reports of Officers and Staff:

- a. Planners Report
- b. ZEO Memo
- c. Town of Thompson Budget Reports May 2021

8. Correspondence:

- a. Minutes: Zoning Board of Appeals May 10, 2021
- b. Town of Dudley Planning Board Notice of Public Hearing
- c. Town of Dudley Planning Board Notice of Public Hearing Certification
- d. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter

9. Signing of Mylar: None

10. Old Business:

- a. Brickyard Road Bonding
- b. Paintball Activity 11 Hagstrom Road
- c. 53 Wrightson Dr

11. New Business:

- a. 90 Thompson Rd – preliminary discussion of subdivision

12. Commissioners Comments:

13. Next Meeting:

- a. PZC Special Meeting May 26, 2021 at 7:00 PM via ZOOM
- b. PZC Regular Meeting June 28, 2021 at 7:00 PM, via ZOOM

14. Adjournment

Respectfully Submitted,
Gloria Harvey,
Recording Secretary



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

FOR OFFICE USE ONLY *1/1A*

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 _____

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

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

PZC-21-12 attachment 6



TOWN of THOMPSON PLANNING AND ZONING COMMISSION

RECEIVED TOWN OF THOMPSON, CT. 2021 APR 23 A 11:37 Linda Paradise TOWN CLERK ACS

PZC-21-12 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 481 Page 84 Map 154 Block 5 Lot 10 Zone RRAD

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 River Junction Estates, LLC Address 204 Munyan Road, Putnam, CT 06260 Telephone Business Telephone (860) 919-6413

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

Description of Request Creation of a 3.5+- acre pond. Approximately 120,000 cubic yards of sand and gravel will be removed from the site to create the pond.

Signature of Applicant(s) Modelyn Smith Date 4/23/2021 Signature of Zoning Officer Date

Application Number PZC 21-12 Approved Yes No Date 4/23/21 Date of PZC Meeting 4/26/21 Date of Public Hearing 5/24/21 Fee 2,555.00

Revised November 29, 2010 JEM

Rec'd CL # 15469

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



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. LLL
Address 520 RIVERSIDE DRIVE, NORTH GROSVENORDALE, CT 06255
Telephone (978) 430-7290 Business Telephone ()

Owner(s) of Record NEIL P. LLL
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



TOWN of
THOMPSON
PLANNING AND DEVELOPMENT OFFICE

P2C 21-16

APPLICATION for ZONING REVIEW

- Special Permit _____ (Type)
- Gravel Mining Gravel Renewal
- Zone Change
- Country Inn Permit
- Site Plan
- Text Amendment
- Accessory Apartment
- Other _____

Deed Information: Map 65 Block 101 Lot 6 Zone I Vol _____ Page _____

Property/Address Location: 307 Reardon Road Assessors print-out attached: Yes No

Applicant(s) French River Materials of Thompson, LLC Mailing Address: PO Box 87 Willimantic, CT 06226

Phone: (860) 450-9574 Business Phone: (860) 923-9009 Ext: _____

Email: (optional) hhopkinse@bce-wm.com

Owner(s) Strategic Commercial Realty Mailing Address: 6 Kennedy Drive Putnam 06260

Phone: (860) 963-6584 Business Phone: (860) 963-6584 Ext: _____

Email: (optional) _____

Type of ↓ Sewage: <input type="checkbox"/> *Private <input type="checkbox"/> Public *NDDH (Health Department) Required: Please attach (Both Documents) Proof of Approval - Attached: Yes No	Type of ↓ Water Supply: <input type="checkbox"/> *Private <input type="checkbox"/> Public *NDDH (Health Department) Required: Please attach (Both Documents) Proof of Approval - Attached: Yes No
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Two (2) Questions: 1. Is Subject Property in an Aquifer Protection Zone: Yes No If Yes, include form _____
 2. Is Subject Property located within a Flood Zone: Yes No If Yes, copy of FIRM _____

Supply On Reverse (Over) Side of the Page: Description of Proposal (Request) → →

Description of Request:

Renewal of Gravel Permit

Signature of Property Owner(s):

Date: May 19, 2021

Date: _____, 20

Signature of Applicant:

Date: May 14, 2021

Fees: For amount due with Application see Fee Schedule.

104,000 yds

See ck #

75.00 legal notice
2080.00 cubic yards
2155.00 total

Pd 5-20-2021

\$ 2155.00
ck # 6501 CD

Revised: 01/29/2015

FOR OFFICE USE ONLY:

Date of P&Z Commission Meeting: 5/24/2021, 20 Date Public Hearing: N/A, 20

Approved: Yes No Approval Date: _____, 20

Has Approval been Filed with Town Clerk: Yes No or Not Applicable