



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, June 28, 2021 at 7:00 PM

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

p. 1 of 2

1. Call to Order, Roll Call, Seating of Alternates
2. Public Hearing
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. Continued from May 24, 2021.
3. Discuss Public Hearing and Possible Action -
4. Approve Minutes:
 - a. May 24, 2021 Regular Meeting Minutes
 - b. May 26, 2021 Subdivision Regulations Review Minutes
 - c. June 14, 2021 Subdivision Regulations Review Minutes
 - d. June 21, 2021 Subdivision Regulations Review Minutes
 - e. June 22, 2021 Subdivision Regulations Review Minutes
5. Applications:
PZC Application #21-22 Town of Thompson Planning and Zoning Commission, 815 Riverside Drive, requesting a zone change from the Town of Thompson Amended Zoning Regulations, effective September 15, 2020, Zoning District from Rural Residential Agricultural to Downtown Mill Rehabilitation District. Purpose of change - to create development potential consistency with intent of Downtown Mill Rehabilitation District.

PZC Application #21-21 – Applicant Richard Desrochers dba J & J Construction, LLC, property Owner Richard Desrochers, 484 & 486 Quaddick Town Farm Road, Map 158, Block 20, Lot 8, Zone RRAD, for a Gravel Operation Permit Renewal, finish phase 1, reclaim phase 1, and begin work in phase 2.
6. Citizens Comments:
7. Reports of Officers and Staff:
 - a. Planners Report
 - b. ZEO Memo
 - c. Town of Thompson Budget Reports June 2021

Planning and Zoning Regular Meeting Agenda June 28, 2021

p. 2 of 2

8. Correspondence:
 - a. Minutes: Zoning Board of Appeals June 7, 2021
 - b. Thank you Note from the family of Carolyn Werge

9. Signing of Mylar: PZC Application 21-04 2 lot subdivision mylar

10. Old Business:
 - a. Brickyard Road Bonding
 - b. Paintball Activity 11 Hagstrom Road
 - c. Easement Agreement for 2 Lot Subdivision PZC #21-04
 - d. PZC #21-10 Briggs of 30 West Thompson Rd.
 - e. PZC #21-17 659 Riverside Dr. Gravel Operation Renewal explanation of charges

11. New Business:

12. Commissioners Comments:

13. Next Meeting:
 - a. PZC Regular Meeting July 26, 2021, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

14. Adjournment

Respectfully Submitted,
Gloria Harvey,
Recording Secretary



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

VED
TOWN OF THOMPSON, CT.

2021 APR 23 A 11:37

Lucretia
TOWN CLERK ASSY

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

Rec'd CL # 15469

Revised November 29, 2010 JEM



TOWN of
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PLANNING AND ZONING COMMISSION

FOR OFFICE USE ONLY	
Fee Paid/Date:	\$ <u>N/A</u> / _____
_____ Cash	_____ Check (_____ Ck. #)
Application Submission Date:	_____
Date Received by Commission:	_____
Application #:	_____

APPLICATION FOR ZONING REVIEW
APPLICATION # 21-22

- | | |
|--|---|
| <input type="checkbox"/> Special Permit | <input type="checkbox"/> Gravel Mining |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> Country Inn Permit |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> Accessory Apartment | <input type="checkbox"/> Other |

DEED INFORMATION: Volume 936 Page 45 Map 63 Block 58 Lot 15P Zone RRAD

Location of Property: 815 Riverside Drive
 Applicant(s) Name Town of Thompson Planning and Zoning Commission
 Mailing Address POBox 890 815 Riverside Drive North Grosvenordale, CT 06255
 Telephone (____) _____ Business Telephone (____) _____
 Email Address _____

Owner(s) of Record Same as

Applicant _____
 Mailing Address _____
 Telephone (____) _____ Business Telephone (860) _____ 923-9475
 Email Address _____

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: Requesting a zone change from the Town of Thompson Amended Zoning Regulations,

effective September 15, 2020, Zoning District from Rural Residential Agricultural to Downtown Mill Rehabilitation District. Purpose of change to create development potential consistency with intent of Downtown Mill Rehabilitation District.



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Signature of Property Owner _____ Date _____

Signature of Applicant *Christopher Alessi, 200* Date 6/9/2021

FOR OFFICE USE ONLY:

Date of PZC Meeting 6/28/21 Date of Public Hearing 7/26/2021
Approved Yes No Date _____

REVISED 10-3-18 CJD

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Ch	Description	Element	Cd	Ch	Description
Model	00		Vacant				

MIXED USE

Code	Description	Percentage
1300	VACANT	100

COST/MARKET VALUATION

Adj. Base Rate: 0.00
 Net Other Adj: 0
 Replace Cost: 0.00
 A YB 0

Dep Code
 Remodel Rating
 Year Remodeled
 Dep %
 Functional Obslnc
 External Obslnc
 Cost Trend Factor
 Status
 % Complete
 Overall % Cond
 Apprais Val
 Dep % Ovr
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

OB-OUTBUILDING & YARD ITEMS(A) / XE-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descrip	LB	Units	Unit Price	Yr	Gate	Dp	Rt	Cnd	%Cnd	Apr Value
BUILDING-SUB AREA-SUMMARY SECTION													
Code	Description			Living Area		Gross Area		Eft Area			Unit Cost		Undeprec Value
Tot Gross Liv/Lease Area:					0		0				0		

No Photo On Record

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Ch	Description	Element	Cd	Ch	Description
00			Vacant				

MIXED USE

Code	Description	Percentage
1300	VACANT	100

COST/MARKET VALUATION

Adj. Base Rate:	0.00
Net Other Adj:	0
Replace Cost	0.00
AYB	0
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	
Functional Obsolescence	
External Obsolescence	
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS (EX-BUILDING EXTRA FEATURES)

Code	Description	Sub	Sub Descript	LBI	Units	Unit Price	Yr	Gde	Dp R	Cond	%Cnd	Apr Value

BUILDING SUB AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eft. Area	Unit Cost	Undeprec. Value

Ttl. Gross Liv/Lease Area: 0 0 0 0

No Photo On Record



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PLANNING AND ZONING COMMISSION

75.00 L.N.
60.00 S.F.
60.00 C.Y./6

FOR OFFICE USE ONLY
Phase 1 30.00

Fee Paid/Date: \$ 195.00
 Cash Check (0108 Ck #)

Application Submission Date: 6/22/21
 Date Received by Commission: 6/28/21
 Application #: 21-21

PZC APPLICATION
21-21

APPLICATION FOR ZONING REVIEW

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

DEED INFORMATION: Volume _____ Page _____ Map 158 Block 20 Lot 21+87 Zone RA 80

Location of Property: 484 & 486 Guaddick town Farm Road Thompson, CT

Applicant(s) Name Richard Desrochers Lobby rd 11c - DBA JT construction LLC

Mailing Address P.O. Box 848 N. Grosdale CT 06255

Telephone (860) 234-5847 Business Telephone (860) 923-7425

Email Address Jandj11c@charter.net

Owner(s) of Record Richard & Melissa Desrochers

Mailing Address P.O. Box 848 N. Grosdale CT 06255

Telephone (860) 234-5847 Business Telephone (860) 923-7425

Email Address Jandj11c@charter.net

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: Gravel permit Renewal - Finish ~~Phase I~~ phase I one, reclaim phase I and proceed to phase II

Signature of Property Owner [Signature] Date 6.22.21

Signature of Applicant [Signature] Date 6.22.21

FOR OFFICE USE ONLY:
 Date of PZC Meeting 6/25/21 Date of Public Hearing _____
 Approved Yes No Date _____