

TOWN OF THOMPSON

Planning & Zoning Commission

PHONE: 860-923-9475
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P.O. Box 899

815 Riverside Drive

WEBSITE: www.thompsonct.org

North Grosvenordale, CT 06255

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

- 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



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PZC-21- GAPPLICATION FOR ZONING REVIEW

M Special Permit	M Gravel Mining
☐ Zone Change	□ Country Inn Permit
☐ Request for Public Hearing	☐ 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	phone (
Owner(s) of Record River Junction Estates, LLC Address 204 Munyan Road, Putnam, CT 06260	phone (860) 919-6413
Type of Sewage □ Private □ Public Type of V	Water Supply Private Public
Is Subject Property in an Aquifer Protection Zone Yes You No If y	yes, please include form
Wetlands Permit Required ☑ Yes ☐ No If yes, attach proof of approach Approval Required ☐ Yes ☒ No If yes, attach proof of approach Description of Request Creation of a 3.5+/- acre pond. Approximately 120,000 cubic the site to create the pond.	proval
Signature of Applicant(s) Modly Smith	Date 4/23/2021
Signature of Zoning Officer	Date
Application Number <u>PZC 21-72</u> Approved □ Yes □ No	Date 4/23/21
Application Number 22 21-12 Approved Yes No Date of PZC Meeting 1/26/21 Date of Public Hearing 5/24/	Ru & CL # 15469
Revised November 29, 2010 JEM	• • • •



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Application Submi Date Received by (Application #:	ssion Da Commis	ate: sion:			

APPLICATION FOR ZONING REVIEW

APPLICATION # 21-22

	☐ Special Permit	☐ Gravel Mining			
	☐ Zone Change	☐ Country Inn Permit			
	The state of the s	☐ Text Amendment			
	☐ Site Plan	☐ Other			
	☐ Accessory Apartment	C Calor			
	DEED INFORMATION: Volume 936 Page 45 Map 6	3 Block <u>58</u> Lot <u>15P</u> Zone <u>RRAD</u>			
	Location of Property: 815 Riverside Drive				
	A U. W. (a) Nome Town of Thompson Planning and Zoi	ning Commission			
	Mailing Address POROV XVD XID KIVETSIGE D	TVE NOTH CHOSVCHOTALIC, CT 00235			
	Telephone () Business Telephone ()				
	Email Address				
	Owner(s) of Record Same as				
Appli	cant				
A A.	Telephone (Business Telephone ()	002.0475			
	Telephone (Business Telephone ((860)923-9475			
	Email Address				
	Type of Sewage □ Private □ Public n/a T	Type of Water Supply □Private □ Public			
	Is Subject Property in an Aquifer Protection Zone				
	Is the Subject Property located within a Flood Zone Yes				
	Wetlands Permit Required Yes No If yes, attach proof	f of approval n/a			
	NDDH Approval Required □ Yes □ No If yes, attach proc	of 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 Re	sidential Agricultural to Downtown Mill			
	Rehabilitation District. Purpose of change to create development	nent potential consistency with			
	intent of Downtown Mill Rehabilitation District.				

PLANNING AND ZUNING CO	WWW.55ION
Signature of Property Owner	Date
2 -	Muche: Rune, 200 Date 6/9/2021
Date of PZC Meeting 6/28/21 Approved □ Yes □ No	Date of Public Hearing 7/26/2021 Date
REVISED 10-3-18 CJD	

Vision ID: 105461 Account #005788 Bldg #: 1 of 1 Sec CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED) 1 of 1 Sec Element Cd. Ch. Description Description Model Vacant MIXED USE Code Description Percentage 1300 VACANT 100	Sec #: 1 of 1 Card 1 of 1 Print Date: 06/22/2021 11:18
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95,400 Total: 95,400 Total: 95,400 This signature acknowledges a visit by a Data Collector or Assessor	Total: 95,400 This signatus	OTHER ASSESSMENTS ion Number Amount	Descript	Amount Code	EXEMPTIONS Description	Year Type EXEM
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136,300 95,400	Total		7D#	1 .	GIS ID:	
VISION			DV LOT # SEWER YES BAA NEW ZONE RRAD DM Result	E-105A 09002 NO 5788	Other ID: SIDE CENSUS TR FLOOD PLN ACCOUNT #	MANCHAUG, MA 01526 Additional Owners:
THOMPSON, CT	VAC NO LIV	VAC		3 Public Sewer		359 MANCHAUG RD UNIT 321
Assessed V	ption Code	Major Rte.	I Paved I N		EL IN4 Rolling	NORTHEAST SAND AND GRAVEL

III. Gross Liv/Lease Area: 0 0 0	SUBPAREASOMMARKSECTIC Living Area Gross Area Eff. Area	Code Description Percentage	lodel 00 Vacant	SION ID: 105461 Account #005788 Bldg #: CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED) Element Cd Ch. Description Element Cd Ch. Description
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FOR OFFICE USE ONLY	60.00	5,1= C:/a
Fee Paid/Date: \$ /95 P		
Application Submission Date: 6/3. Date Received by Commission: 6/3. Application #: 2/-3/	2/21	

LEVIAMING WAS SOMING COMMISSION	Date Received by Commission: 6/38/3/ Application #: 2/-2/
Application for zon $2/-2/$	ING REVIEW
☐ Special Permit ☐ Zone Change ☐ Site Plan ☐ Accessory Apartment	☐ Gravel Mining ☐ Country Inn Permit ☐ Text Amendment ☐ Other
DEED INFORMATION: Volume Page Map 15	58 Block 20 Lot 3148 [‡] Zone RA 30
Location of Property: 484 \$ 486 Quaddick	Town Farm Road Thompson,
Applicant(s) Name Richard Destrochers Lawler Mailing Address Fo. Box 848 N. 6 rest Telephone (860) 234-5847 Busine Email Address Jandille Charterner Owner(s) of Record Richard Melissa Destro Mailing Address Fob 848 N. 6 rose Telephone (860) 234-5847 Busine Email Address Jandille O Charterner	194 (T 660,55 ess Telephone (860) 923 7425
Type of Sewage ⊕ Private □ Public Ty	pe of Water Supply Private D 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	No If yes, copy of FIRM required
Wetlands Permit Required ☐ Yes ☐ No If yes, attach proo NDDH Approval Required ☐ Yes ☐ No If yes, attach proo	
Description of Request: Gravel permit Renew	val Finish Pephase!
one, reclain phase I and proceed &	to phase Tt
Signature of Property Owner M. Jespolus	Date 6.22.21
Signature of Applicant	Date 6-23.21
FOR OFFICE USE ONLY:	**
Date of PZC Meeting 6/25/21 Date of Public Hearing	
REVISED 10-3-18 CID	

MUNICIPAL BUILDING