



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, July 26, 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
3. Discuss Public Hearing and Possible Action -
4. Approve Minutes:
 - a. June 28, 2021 Regular Meeting 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.

Acceptance of Application #21-22 for Proposed Amendments to Zoning Regulations for Public Hearing.

PZC Application #21-23 Town of Thompson Planning and Zoning Commission, 815 Riverside Drive, Amendments to the Town of Thompson Amended (effective date June 21, 2021) Zoning Regulations.

Acceptance of Application #21-23 for Proposed Amendments to Zoning Regulations for Public Hearing.
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 July 2021
9. Correspondence:
 - a. Minutes: Zoning Board of Appeals July 12, 2021

Planning and Zoning Regular Meeting Agenda July 26, 2021

- b. Town of Sutton Planning Board & Department Special Permit Approval
- c. Town of Douglas Planning Board Legal Notice of Public Hearing

10. Signing of Mylar:

11. Old Business:

- a. Brickyard Road Bonding
- b. Madison Avenue CO's
- c. 1267 Thompson Road
- d. 659 Riverside Drive, Northeast Sand and Gravel-Renewal
- e. Rebate Amount of PZC #21-12

12. New Business:

- a.** 24 Quaddick Rd – Discussion of site plan for a Country Inn
- b.** Passage of Public Act 21-29, Section 9, Land Use Officials Training
- c.** 2021 General Assembly Development and Land Use Procedures

13. Commissioners Comments:

14. Next Meeting:

- a. PZC Regular Meeting August 23, 2021, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

15. Adjournment

Respectfully Submitted,
Gloria Harvey,
Recording Secretary



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

FOR OFFICE USE ONLY <i>N/A</i>	
Fee Paid/Date:	\$ _____ / _____
_____ 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 checked="" type="checkbox"/> Zone Change - YES | <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 15 Zone RRAD

Location of Property: 659 Riverside Drive

Applicant(s) Name Town of Thompson Planning and Zoning Commission
 Mailing Address PO Box 890, 815 Riverside Drive, North Grosvenordale, CT 06255
 Telephone (860) 923-9475 Business Telephone (____) same
 Email Address _____

Owner(s) of Record Northeast Sand and Gravel
 Mailing Address PO Box 953, North Grosvenordale, CT 06277
 Telephone (508) 962-1993 Business Telephone (860) 315-9692-1993
 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 N/A

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 – 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.

Signature of Property Owner _____ Date _____
 Signature of Applicant Cynthia Dunne Date 7-19-21

Applicant is the Town of Thompson Planning and Zoning Commission, Signature is representative of the Planning and Development Office, ZEO Cynthia Dunne



TOWN of
THOMPSON

PLANNING AND ZONING COMMISSION

FOR OFFICE USE ONLY:

Date of PZC Meeting 7/26/2021 Date of Public Hearing 8/23/2021

Approved Yes No Date _____

MUNICIPAL BUILDING

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



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

FOR OFFICE USE ONLY

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

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

APPLICATION FOR ZONING REVIEW

APPLICATION #21-23

- 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 _____

Location of Property: 815 Riverside Drive

Applicant(s) Name Town of Thompson Planning and Zoning Commission
 Mailing Address 815 Riverside Drive PO Box 899, North Grosvenordale, CT 06255
 Telephone (_____) _____ Business Telephone (860) 923-9475
 Email Address zeo@thompsonct.org

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, (effective date June 21, 2021) Zoning

Regulations

Amendments attached.

Signature of Property Owner _____ Date _____

Signature of Applicant Cynthia Dunne Date 7-21-21

Applicant is the Town of Thompson Planning and Zoning Commission, Signature is representative of the Planning and Development Office, ZEO Cynthia Dunne

FOR OFFICE USE ONLY:

Date of PZC Meeting July 26, 2021 Date of Public Hearing August 23, 2021

Approved Yes No Date _____