



# TOWN of THOMPSON

## PLANNING AND ZONING COMMISSION

Agenda –Planning and Zoning Commission Regular Meeting  
Monday, July 27, 2020 at 7:00 PM  
Zoom Meeting

p. 1 of 3

Tyra Penn-Gesek is inviting you to a scheduled Zoom meeting.

Topic: Planning & Zoning Commission  
Time: Jul 27, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81437191490?pwd=emNITE5QSHFoVnFick91UEUwMEpIUT09>

Meeting ID: 814 3719 1490

Passcode: 441188

One tap mobile

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1. Call to Order, Roll Call and Seating of Alternates
2. Public Hearing:  
**PZC Application #20-12** – Rolland Zeleny, Owner of Record, Saywatt Hydroelectric, LLC, for property at Old Route 12, Map 67, Block 102, Lot 26 and 27, Zone IND, for construction of two 220 kW(AC) PV Solar Arrays, (one reconfigured from previous approval #19-23).

**Continuation of Public Hearing from 22 July** – proposed revision to regulations  
Joint recommendations from Director of Planning & Development and ZEO  
Discussion & possible action on public hearing.

3. Discuss Public Hearing and Possible Action:

4. Approve minutes: p. 2 of 3  
June 16, 2020 PZC Sub-Committee Regulations Review (Available on Website)  
June 22, 2020 PZC Regular Meeting  
June 24, 2020 PZC Sub-Committee Regulations Review (Available on Website)  
June 29, 2020 PZC Sub-Committee Regulations Review (Available on Website)  
July 7, 2020 PZC Sub-Committee Regulations Review (Available on Website)  
July 14, 2020 PZC Sub-Committee Regulations Review
  
5. Applications received:  
**PZC #20-15 – Applicant Strategic Commercial Realty, Inc. d/b/a Rawson Materials, for property at 0 (363) Quaddick Town Farm Rd., owner River Junction Estates, LLC, Map 156, Block 8, Lot 7, Zone RA80, Renewal of gravel mining operation.**
  
6. Applications received after agenda posted:
  
7. Citizens Comments:
  
8. Reports of Officers and Staff:
  - a. Director of Planning and Development Report
  - b. ZEO memo
  - c. Town of Thompson Budget Reports June 2020
  - d. Planning and Zoning Open Purchase Orders
  
9. Correspondence:
  - a. Minutes: Zoning Board of Appeals – July 13, 2020-Meeting Cancelled
  - b. Town of Douglas Planning Board Notice of Public Hearing
  - c. Town of Douglas Planning Board Legal Notice of Public Hearing
  - d. Connecticut Federation Of Planning & Zoning Agencies, Quarterly Newsletter
  
10. Signing of Mylar: None
  
11. Old Business:
  - a. Brickyard Road Bonding and reclamation
  - b. Cash Bond, PZC Application #20-08-Applicant J & J Construction, LLC, in the amount of \$28,200.00 was posted on June 26, 2020
  
12. New Business:
  - a. Discussion of updates to website landing page for P&Z
  - b. Memo-Mason House Country Inn Amenities-Letter from J&D Engineers
  - c. Mason House Chase Street-proposed use discussion, JoAnne Bates
  - d. Complaint discussion-999 Quaddick Town Farm Road
  
13. Commissioners Comments:

14. Next Meeting:
  - α. PZC Regular Meeting August 24, 2020 via Zoom

15. Adjournment:

Respectfully Submitted,  
Gloria Harvey, Recording Secretary