



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, August 23, 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 #21-22 Applicant 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 #21-23 Applicant Town of Thompson Planning and Zoning Commission, 815 Riverside Drive, Amendments to the Town of Thompson Amended (effective date June 21, 2021) Zoning Regulations.

PZC Application #21-24 Applicant Strategic Commercial Realty, Inc. DBA Rawson Materials, 0 West Thompson Road, Map 65, Block 101, Lots 9 and 9A, owners Christine, Eric and Warren Waldron requesting a zone change from RRAD to BDD.

3. Discuss Public Hearing and Possible Action -
4. Approve Minutes:
 - a. July 26, 2021 Regular Meeting Minutes
 - b. August 16, 2021 Subcommittee Meeting Minutes
5. Applications:

PZC #21-25 Application, Applicant and owner Ken Loiselle owner of 24 Quaddick Rd, Map 105, Block 32, Lot 36, Zone TVCD request a zoning permit with site plan review for a Country Inn, Article 4D. Section 7, for the purpose of renting the house as an "Airbnb".

PZC #21-26 Application, Applicant and property owner Pat Rudzinski, 0 Labby Rd, Map 95, Block 27, Lot 17 Zone R40 Gravel Mining Operation Renewal Permit

PZC #21-27 Application, Applicant David Coman, owner for property at 0 Hagstrom Rd, Map 19, Block 85, Lot 6A, Zone R-80, Gravel Permit Operation Renewal.
6. Applications received after agenda posted

Planning and Zoning Regular Meeting Agenda August 23, 2021

7. Citizens Comments: p. 2 of 2
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 August 9, 2021
 - b. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter
 - c. Transend Wireless
10. Signing of Mylar: 30 West Thompson Rd
11. Old Business:
 - a. Brickyard Road Bonding
 - b. 1267 Thompson Road
 - c. Update ZBA Action on Bates Auto, 64 Linehouse Road
12. New Business:
 - a. Communication from Connecticut Siting Council-720 Quinebaug Road
 - b. Article 3 Waivers to Day Care for Site Plan Review
13. Commissioners Comments:
14. Next Meeting:
 - a. PZC Regular Meeting September 27, 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	N/A
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 _____



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

RECEIVED FOR OFFICE USE ONLY
TOWN OF THOMPSON, CT.
Fee Paid/Date: \$ 3751
2021 JUL 23 P-12:06 Cash Check (5222 \$ck. #)
Application Submission Date: 7-23-21
Date Received by Commission: 7-26-21
Application #: 21-24

APPLICATION FOR ZONING REVIEW - # PZC-21-24

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

DEED INFORMATION: Volume _____ Page _____ Map 65 Block 101 Lot 9/9A Zone _____

Location of Property: 0 West Thompson Road

Applicant(s) Name Strategic Commercial Realty, Inc. dba Rawson Materials
Mailing Address 6 Kennedy Drive, Putnam, CT 06260
Telephone (860) 963-6584 Business Telephone (____) _____
Email Address madilyn.smith@rawsonmaterials.com

Owner(s) of Record Cristine Waldron, Eric Waldron, and Warren Waldron
Mailing Address 20 Wiltshire Drive, Worcester, MA 01609
Telephone (____) _____ Business Telephone (____) _____
Email Address airport1worchester@yahoo.com

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: Applicant would request that the property be rezoned from RA80 to Business Development.

* Signature of Property Owner [Signature] Date 7.23.2021

Signature of Applicant [Signature] Date 7/23/21

FOR OFFICE USE ONLY:

Date of PZC Meeting 7/26/21 Date of Public Hearing 8/23/21
Approved Yes No Date _____

REVISED 10-3-18 CID



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

PRC 21-25

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 999 Page 139 Map 105 Block 32 Lot 36 Zone TCVD

Applicant(s) Name KEN LOISELLE
Address P.O. BOX 213
Telephone (401) 529-2788 Business Telephone () _____

Owner(s) of Record SAME
Address _____
Telephone () _____ 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 B100a

Description of Request 24 QUADDICK ROAD, RENTAL OF
EXISTING 5 BEDROOM HOUSE

Signature of Applicant(s) *[Signature]* Date 7/28/2021

Signature of Zoning Officer _____ Date _____

Application Number _____ Approved Yes No Date _____

Date of PZC Meeting _____ Date of Public Hearing _____ Fee _____

Revised February 14, 2007 JEM



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

requesting fee waived

FOR OFFICE USE ONLY

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

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

21-26

APPLICATION FOR ZONING REVIEW

- Special Permit
- Zone Change
- Site Plan
- Accessory Apartment

- Gravel Mining *Renewal*
- Country Inn Permit
- Text Amendment
- Other

DEED INFORMATION: Volume ⁴²⁸ 401 Page ²²⁷ 318 Map 95 Block 27 Lot 17 Zone R40

Location of Property: 0 Labby Rd.

Applicant(s) Name Patricia Rudzinski
 Mailing Address 196 Labby Rd
 Telephone (860) 935-5544 Business Telephone () _____
 Email Address _____

Owner(s) of Record same
 Mailing Address _____
 Telephone () _____ Business Telephone () _____
 Email Address _____

Type of Sewage Private Public NONE 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
2019-2021 nothing removed

Signature of Property Owner Patricia Rudzinski Date 8/11/2021

Signature of Applicant _____ Date _____

FOR OFFICE USE ONLY:

Date of PZC Meeting 8/23/21 Date of Public Hearing _____
 Approved Yes No Date _____

REVISED 10-3-18 CJD



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 PZC-27

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

DEED INFORMATION: Volume _____ Page _____ Map 19 Block 85 Lot 6A Zone R50

Location of Property: Ottogstrom Rd

Applicant(s) Name David Coman
 Mailing Address David Coman 433 Raine District Rd Woodstock Ct 06281
 Telephone (860) 923-3443 Business Telephone (860) 634 3564
 Email Address _____

Owner(s) of Record David Coman
 Mailing Address 433 Raine District Rd Woodstock Ct 06281
 Telephone (860) 634 3564 Business Telephone () _____
 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 _____

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 only
Prior permits/reviews received

Signature of Property Owner David Coman Date 8 16 2021

Signature of Applicant David Coman Date 8 16 2021

FOR OFFICE USE ONLY: 7PM

Date of PZC Meeting 8/23/21 Date of Public Hearing W/A
 Approved Yes No Date _____

REVISED 10-3-18 CJD