



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

RECEIVED
8-6-2020

FOR OFFICE USE ONLY

Fee Paid/Date: \$ 310.01
 ___ Cash ___ Check (13 Chk. #)

Application Submission Date: C. Leckeberry
 Date Received by Commission: 8-6-2020
 Application #: 20-17

PZC-20-17

APPLICATION FOR ZONING REVIEW

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

DEED INFORMATION: Volume 950 Page 102 Map 141 Block 17 Lot 303 / 1204/2057 Zone R40

Location of Property: Breaults Land Rd

Applicant(s) Name Charles Tewksbury

Mailing Address 1085 North Rd Dayville Ct. 06241

Telephone (860) 377 7182 Business Telephone ()

Email Address Tewksbury.electric@gmail.com

Owner(s) of Record Same

Mailing Address _____

Telephone () _____ 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: New Home Construction - per Town of Thompson Ordinance and PZC minutes from 7-27-2020 mtg.

Signature of Property Owner [Signature] Date 8-6-20

Signature of Applicant [Signature] Date 8-6-20

FOR OFFICE USE ONLY:

Date of PZC Meeting 8-24-2020 Date of Public Hearing _____

Approved Yes No Date _____

REVISED 10-3-18 CJD

Reverend West asked for clarification regarding parking, the use of Chase Road and related issues since Thompson Church is right on the corner of the Inn. Joseph-Parodi Brown stated the original plans show the parking lot to be adequate enough so there will be no on-street parking. Anya Restaurant will provide additional parking.

d. Complaint discussion-999 Quaddick Town Farm Road

ZEO reported Mr. Bellavance's business at 999 Quaddick Town Farm Road, opens at 7:00 closes 4:30-5 depending on season. Neighbor, Mr. Paul Deary is complaining there is an excessive amount of noise. ZEO asked the Commission if there was a Regulation regarding what time a business can open and close.

John Rice commented that in an R-40 neighborhood the hours are restricted to daytime. He also referred to Article 6 Section 9 which gives noise level standards in a residential area. Joseph Parodi-Brown asked the ZEO to get the expectations of these two parties together and resolve the issue.

e. Town of Thompson Ordinance Article IV Building on Unaccepted Street: 0 Breaults Landing Lane

Mr. Charles Tweksbury submitted a request for a Building Permit to build a residential dwelling at 0 Breaults Landing Lane. ZEO did not sign off on the building permit due to the Town of Thompson Zoning Regulation: Article V – Dimension Requirements in District, Section 1 – Minimum Lot Frontage on a Public Street – (lists frontage for different districts) ZEO researched the Town of Thompson Ordinance - Article IV Building on Unaccepted Streets and section b. (1) and (2) gives the Planning Commission the Option of issuing written permission for the building permit. Mr. Tweksbury and his Engineer would like to come to the next Planning and Zoning Commission meeting to discuss his plans for 0 Breaults Landing Lane. Joseph Parodi-Brown recommended he write a preliminary discussion and the Planning and Zoning Commission will consider it.

13. Commissioners Comments:

Brian Santos notified the Planning and Zoning Commission that Family Sports Rental is advertising they are renting jet skis at Quaddick State Park on Facebook. Amy St Onge, First Selectman, said Quaddick Lake is working to find an answer to this issue. Over 300 people there last weekend with one ranger to handle that crowd.

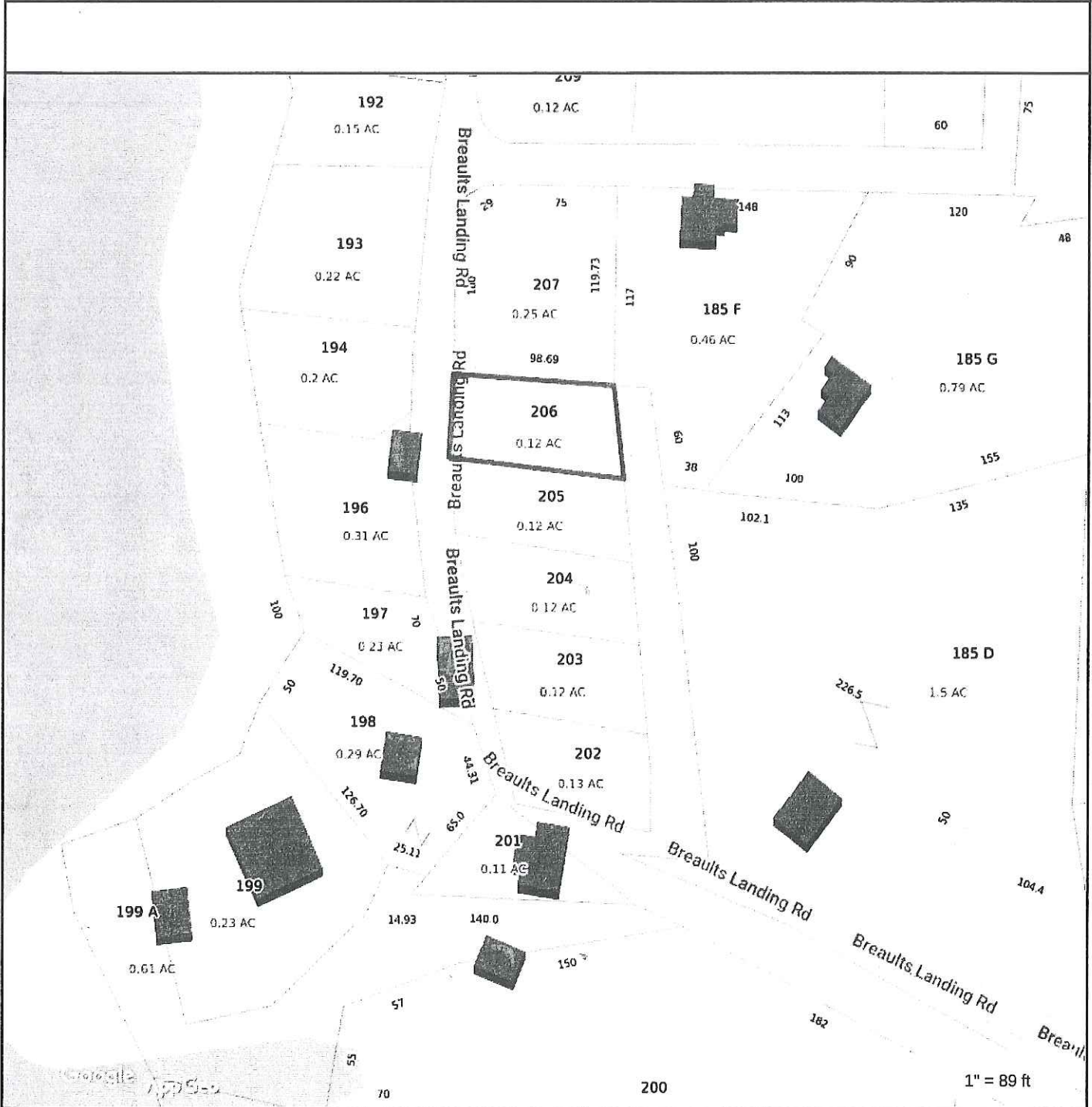
14. Next Meeting:

- a. Special Meeting, Tuesday, August 4, 2020 6:00 pm Discussion on Proposed Regulations
- b. PZC Regular Meeting August 24, 2020 via Zoom


15. Adjournment:

Randy Blackmer moved to adjourn and Charlene seconded the motion. The motion carried. Meeting adjourned at 10:31 pm.

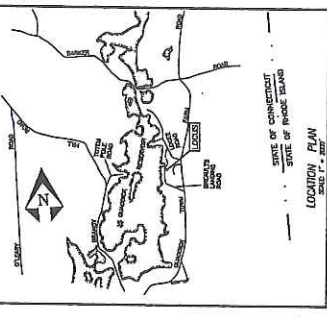
Respectfully Submitted,
Gloria Harvey, Recording Secretary



Property Information
 Property ID 4432
 Location 0 BREAUTS LANDING RD
 Owner WINCHELL TODD C + LEE A R


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**
 Town of Thompson, CT makes no claim and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.
 Geometry updated April 1, 2018
 Data updated April 1, 2018

1" = 89 ft



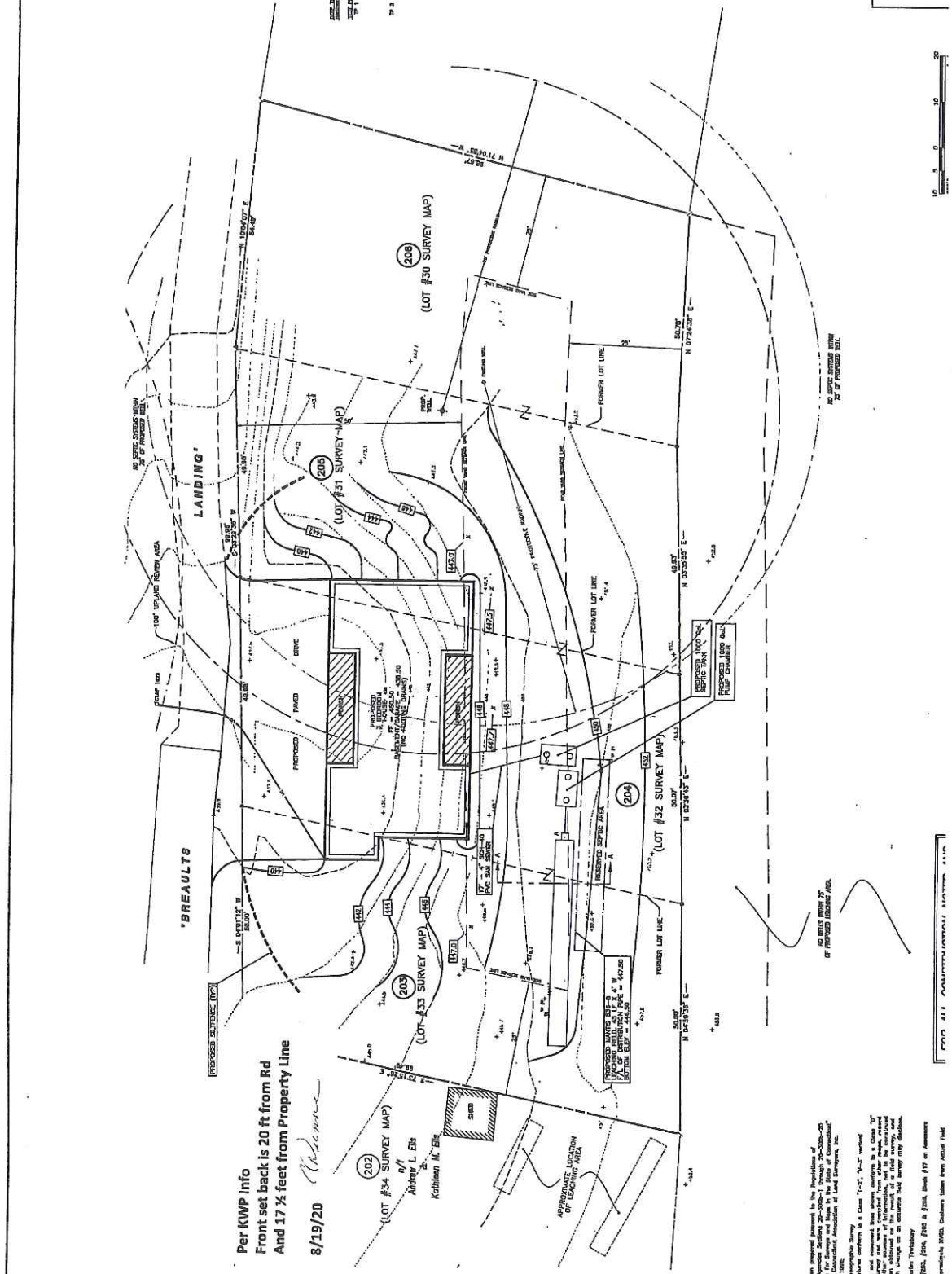
STATE OF CONNECTICUT
STATE OF RHODE ISLAND
STATE OF MASSACHUSETTS

LOCATION PLAN
 2023.11.14

DATE: 11/14/23
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: [Number]

DATE: 11/14/23
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: [Number]

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	11/14/23
2	FINAL PLAN	11/14/23



Per KWP Info
 Front set back is 20 ft from Rd
 And 17 1/2 feet from Property Line
 8/19/20

- This survey has been prepared in accordance with the provisions of the Surveying Act of 1970, Chapter 248B of the General Statutes of the State of Massachusetts, and the regulations of the Board of Registration of Professional Engineers and Surveyors, Chapter 86C of the General Regulations of the State of Massachusetts, and the rules of the Board of Registration of Professional Engineers and Surveyors, Chapter 86C of the General Regulations of the State of Massachusetts.
- The survey was conducted on the 19th day of August, 2023.
- The map was prepared on the 14th day of November, 2023.
- Copyright reserved by Charles Tewksbury, 2023.

Septis System Design Plan
 Prepared For
CHARLES TEWKSBURY

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT	
TEWKSBURY CHARLES + BUNKER 14 ROLLING		1 Paved		2 Secondary St.		VAC RSLN		5-1		Code Assessed Value 5-1 4,900	
1085 NORTH RD		DAYVILLE, CT 06241		Additional Owners:		SUPPLEMENTAL DATA DV LOT # SEWER NO BAA CALLBACK DM Result 4429 ASSOC PID#		Assessed Value 4,900 Total 3,400		6140 THOMPSON, CT	

RECORD OF OWNERSHIP		BK-YOL/PAGE		SALE DATE		W/U		V/I		SALE PRICE		V.C.	
TEWKSBURY CHARLES + BUNKER LOUIS		0950/0102		01/10/2020		U		V		40,000		06	
WINCHELL TODD C + LEE A R		0838/0326		12/15/2014		U		V		10,204		09	
STEWART THOMAS J + ALICE R		0077/0681		07/29/1967		U				0			
Total:		Total:		Total:		Total:		Total:		Total:		Total:	
		3,400		3,400		3,400		3,400		3,400		3,400	

EXEMPTIONS

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	
Total:									

OTHER ASSESSMENTS

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
2019	5-1	3,400	2019	5-1	3,400	2018	5-1	3,900	
Total:		3,400		3,400		Total:		3,900	

ASSESSING NEIGHBORHOOD

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	
Total:									

NOTES

VAC-UNBUILDABLE
 11/7/2003 LIEN BY STATE
 OF CT V.536 P.1

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 0
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 4,900
 Special Land Value 0
 Total Appraised Parcel Value 4,900
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 4,900

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front Depth	Units	Unit Price	Factor S.A.	C.	ST. Factor	Idx	Adj.	Notes-Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1320	UNBLDABLE	R40			0.12 AC	63,000.00	6.5397	8	0.10		0.00	UNB			1.00	41,202.00	4,900
Total Card Land Units:													0.12 AC	Parcel Total Land Area:	0.12 AC	Total Land Value:	4,900	

CURRENT OWNER TEWKSBURY CHARLES + BUNKER JR 1085 NORTH RD DAYVILLE, CT 06241 Additional Owners:	TOPO. 1 Rolling	UTILITIES	STRT./ROAD 1 Paved	LOCATION 2 Secondary St.	DESCRIPTION VAC RS LN	CURRENT ASSESSMENT Code 5-1 Assessed Value 4,900 Appraised Value 4,900 Assessed Value 3,400	6140 THOMPSON, CT	
SUPPLEMENTAL DATA								
Other ID:	DV LOT #	ASSOC PID#						
SIDE E-4	SEWER NO							
CENSUS TR 09001	BAA							
FLOOD PLN NO	CALLBACK							
ACCOUNT # 4595	DM Result 4430							
DV MAP #								
GIS ID:								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.
TEWKSBURY CHARLES + BUNKER LOUIS	0950/0102	U	01/10/2020	U	V	40,000	06
WINCHELL TODD C + LEE A R	0838/0326	U	12/15/2014	U	V	10,204	09
STEWART THOMAS J + ALICE R	0070/0566	U	05/07/1962	U		0	
EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm. Int.
ASSESSING NEIGHBORHOOD							
NOTES							

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
OTHER ASSESSMENTS								
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Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
ASSESSING NEIGHBORHOOD								
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EXEMPTIONS								
OTHER ASSESSMENTS								
ASSESSING NEIGHBORHOOD								
NOTES								

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BUILDING PERMIT RECORD								
ASSESSING NEIGHBORHOOD								
NOTES								

B #	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A. Factor	C. Factor	ST. Idx	Adj.	Notes-Adj	S Adj Fact	IS Spec Calc	ID	Ca	Purpose/Result
1	1320 UNBLDABLE	R40				0.12 AC	63,000.00	6.5397	8	0.10	0.00	UNB		1.00		V	53	FIELD REVIEW
																SS	14	VACANT LAND/OBY
																KS	41	Hing Change
																LB	00	Measur+Listed
LAND LINE VALUATION SECTION																		
NET TOTAL APPRAISED PARCEL VALUE																		
4,900																		

APPRaised VALUE SUMMARY																		
Appraised Bldg. Value (Card) 0																		
Appraised XF (B) Value (Bldg) 0																		
Appraised OB (L) Value (Bldg) 0																		
Appraised Land Value (Bldg) 4,900																		
Special Land Value 0																		
Total Appraised Parcel Value 4,900																		
Valuation Method: C																		
Adjustment: 0																		
Net Total Appraised Parcel Value 4,900																		
VISIT/ CHANGE HISTORY																		
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments										
BUILDING PERMIT RECORD																		
ASSESSING NEIGHBORHOOD																		
NOTES																		

NET TOTAL APPRAISED PARCEL VALUE																		
4,900																		

