



# 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](mailto:zeo@thompsonct.org)  
[planner@thompsonct.org](mailto:planner@thompsonct.org)  
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Agenda – PZC Regular Meeting

Monday, September 27, 2021 at 7:00 PM

Tourtellotte Memorial High School Auditorium, 785 Riverside Drive, North Grosvenordale, CT 06255

**Please note: COVID-19 guidelines for the public schools require all attendees at the in-person meeting must wear masks, regardless of vaccination status.**

IT Tech is inviting you to a scheduled PZC Hybrid meeting (**Attendance choice - In person or on line**)

Topic: Planning & Zoning Commission

Time: Sep 27, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86565439245?pwd=eVJ5U29FUGZ4bDR6d09qZ1RpT1h5QT09>

Meeting ID: 865 6543 9245

Passcode: 903425

One tap mobile

+13017158592,,86565439245#,,,,\*903425# US (Washington DC)

+13126266799,,86565439245#,,,,\*903425# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 865 6543 9245

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Find your local number: <https://us02web.zoom.us/j/86565439245?pwd=eVJ5U29FUGZ4bDR6d09qZ1RpT1h5QT09>

1. Call to Order, Roll Call, Seating of Alternates
2. Applications
  1. **PZC Application #21-28** Applicant Kristina Thorne, property owner Cody McCall, at 24 Border Trail, Map 164, Block 26E, Lot 26E, Zone RRD, Requesting a Permit with Site Plan Review for an in-home family daycare, Zoning Regulation Article 4A, Section 2-6.
  2. **PZC Application #21-31** Applicant Inn Acquisition Associates, Andrew Silverson and property owner of 286 Thompson Hill Road, Map 103, Block 40, Lot 2, Zone, Thompson Common Village District, TTCV, requesting a Public Hearing for a 2 lot re-subdivision, Subdivision Regulations, Article 111, Section 4A, 1.
  2. **PZC Application #21-32** Applicant and property Owner, Wojciech of 1574 Riverside Drive, Map 55, Block 65 Lot 14, Zone, Thompson Corridor Development District, TCDD, requesting a Public Hearing for construction of Commercial Building, Light Manufacturing, Zoning Regulations Article 4E, Section 2-24.

3. **PZC Application #21-33** Applicant Ken Loiselle (Rte 193 LLC) and property owner of 49 Thompson Road, Map 87, Block 53, Lot 8, ZONE Thompson Commercial Development District, TCDD, requesting a Permit with Site Plan Review for construction of an additional food and beverage service establishment, Event Barn, Zoning Regulations Article 4E, Section 2-12.
3. Public Hearing  
**To continue the 8-23-21 Recessed Public Hearing on the following application:**  
  
**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 with respect to the proposed revisions to Sections Article 5A, Section 9 Shooting Ranges and Article 7, Definitions.
4. Discuss Public Hearing and Possible Action
5. Approve Minutes:
  - a. August 23, 2021 Regular Meeting Minutes
  - b. August 25, 2021 Subcommittee Meeting Minutes
  - c. September 8, 2021 Subcommittee Meeting Minutes
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 August 2021
9. Correspondence:
  - a. Minutes: Zoning Board of Appeals Special Meeting September 13, 2021
  - b. Eversource Notice of Exempt Modification
  - c. Town of Webster Planning Board Public Meeting Notice
  - d. Town of Douglas Notice of Planning Board Public Hearing
  - e. NECCOG Courtesy Notice to adjacent town's Planning and Zoning Commission from the Town of Woodstock
  - f. Woodstock Planning and Zoning Commission new law in CT about accessory apartments
  - g. Town of Douglas Planning Board and Tree Warden Notice of Public Hearing
  - h. Town of Webster Notice of Public Hearing
  - i. Town of Webster Notification of Planning Board Decision
  - j. Public Correspondence letters (2)
10. Signing of Mylar:
11. Old Business:
  - a. Brickyard Road Bonding

# Planning and Zoning Regular Meeting Agenda September 27, 2021

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12. New Business:
13. Commissioners Comments:
14. Next Meeting:  
PZC Regular Meeting October 25, 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

Fee Paid/Date: \$ 150.00  
 Cash  Check (      Ck. #)  
 Application Submission Date: 8-18-21  
 Date Received by Commission: 9-27-21  
 Application #: 21-28

APPLICATION FOR ZONING REVIEW PZC21-28

- |   |   |
|---|---|
| <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 901 Page 217 Map 164 Block 11 Lot 26E Zone RRA D

Location of Property: 24 Border Trail Thompson CT 06277

Applicant(s) Name Kristina Thorne  
 Mailing Address PO Box 55  
 Telephone (619) 971-2147 Business Telephone (      )  
 Email Address Kristina21stars@yahoo.com  
 Owner(s) of Record Cody McCall  
 Mailing Address PO Box 55  
 Telephone (619) 971-1959 Business Telephone (      )  
 Email Address McCallcody@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: I would like to use our basement space to open an in home family daycare. I will also be using a designated yard space to the right of the house for a play yard for the children

Signature of Property Owner Cody McCall Date 8-18-21

Signature of Applicant Kristina Thorne Date 8-18-21

FOR OFFICE USE ONLY:

Date of PZC Meeting 9-27-21 Date of Public Hearing N/A  
 Approved  Yes  No      Date     

REVISED 10-3-18 CJD

# PZC 21-28

- a. Article 3 Waivers to Day Care for Site Plan Review  
Applicant for Day Care requested waivers for the Site Plan for the proposed Day Care Facility at 24 Border Trail, Map 164, Block 26E, Zone RRD. ZEO reported that a Day Care is permitted in RRAD Zone, Care Services, new, Permit with Commission. Site Plan Review.

**ZEO listed the requested waivers from Article 3 Section A and Section B which are as follows:**

- A. Article 3A, Section 4, Application Requirements:  
5, 6, 7, 8, 9, 10, 12, 13, 14
- B. Zoning Permit with Site Plan Review by Commission:  
1, 2, 3, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

**John Lenky moved and Mike Krogul seconded the motion to approve PZC Application #21-28 and grant the following waivers: Article 3A, Section 4, Application Requirements: 5, 6, 7, 8, 9, 10, 12, 13, 14 and Zoning Permit with Site Plan Review by Commission: 1, 2, 3, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20. A Yes vote will approve PZC Application #21-28 and grant waivers indicated and a No vote will deny.**



**Application for Subdivision**

Subdivision

Resubdivision

FOR COMMISSION USE ONLY

Subdivision Number PZC - 21-31 Date Received 9-13-2021

Date of Next Commission Meeting 9-27-2021 Fee Paid \$ 410.00

TO BE COMPLETED BY APPLICANT

Owner(s) of Record INN ACQUISITION ASS Telephone 860 384 0238

Address 286 THOMPSON HILL ROAD

Applicant SAME Telephone SAME

Address MAILING ADDRESS: PO BOX 428, THOMPSON CT

Surveying & Engineering Company J+D CIVIL ENGINEERS

Address 401 RAVENELLE RD Telephone 860 923 2920

Subdivision Name 2 LOT RESUBDIVISION FOR INN ACQ.

Site Location ROUTE 200, NORTH EAST SIDE, NEAR I-395

Zoning Classification TCV Map 103 Block 40 Lot 2

Number of Lots Proposed 1 Total Area of Tract (Acres) 36 Area to be subdivided 4

Length of Proposed Streets 0 Towns Within 500 ft. of Subdivision 0

Type of Sewage Disposal  Private  Public Type of Water Supply  Private  Public

Length of Public Sewage Disposal Lines 0 ft. Length of Public Water Lines 0 ft.

Aquifer Protection Zone  Yes  No Energy Conservation Plan  Yes  No

Waivers Requested  Yes  No If Yes Describe SIDEWALKS



TOWN of  
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PLANNING AND ZONING COMMISSION

The following shall accompany this application form as required in the Subdivision Regulations

- Fee
- Sanitary Report (PENDING)
- Documentation of the Conservation & Inland Wetland Commission Final Decision (PENDING)
- Two (2) 24" x 36" and Fifteen (15) 11" x 17" copies of Subdivision Plans
- Erosion and Sedimentation Control Plans
- Certificate of public Convenience and Necessity (NOT APPLICABLE)
- Documentation of approval from the Town of Thompson Public Works Director, and (NOT APPLICABLE) State of Connecticut Department of Transportation
- Drainage Calculations (NOT APPLICABLE)
- Bond Estimate (NOT APPLICABLE)
- Name & Address of all Owners of Record of Properties within 500ft of Subdivision

Conservation & Inland Wetlands Date of Submission 9/8/21 Date of Approval PENDING

Northeast District Department of Health Date of Approval PENDING

Thompson Water Pollution Control Authority Date of Approval N/A

**THE APPLICANT ASSUMES ALL RESPONSIBILITY FOR ALL CERTIFIED LETTER FEES**  
In Addition to the Fees Prescribed in the Subdivision Regulations, a Fee of \$150.00 is to be Included for Public Hearing Notices, \$50.00 for Approval or Denial Notice, and a \$60.00 Fee to the State of Connecticut as per Public Act 03-06, Section 108.

The Undersigned Hereby Acknowledges that this Application, to the Best of Their Knowledge Conforms to the Subdivision Regulations of The Town of Thompson and that Approval of the Plan is Contingent Upon Compliance with all Requirements of Said Regulations. The Undersigned Hereby Authorizes that the Town of Thompson Planning and Zoning Commission, and/or its Agent, May Enter Upon the Property to be Subdivided for the Purpose of Inspection and Enforcement of said Subdivision Regulations.

I/WE HEREBY AGREE TO CONFORM TO THE SUBDIVISION REGULATIONS OF THE TOWN OF THOMPSON, CONNECTICUT. EFFECTIVE DATE **December 22, 2008**

Signed [Signature] Date 9/8/21  
Applicant

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Owner



TOWN of  
**THOMPSON**  
PLANNING AND ZONING COMMISSION

APPLICATION FOR ZONING REVIEW

*PZC 21-32*

Special Permit

Gravel Mining

Zone Change

Country Inn Permit

Request for Public Hearing

Request to Amend or Appeal

DEED INFORMATION: Volume 791 Page 266 Map 55 Block 65 Lot 14 Zone TCDD

Applicant(s) Name WOJCIECH SUDYKA  
Address 63 AIRPORT RD, DUDLEY MA 01571  
Telephone (508) 983-4985 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 PENDING  
NDDH Approval Required  Yes  No If yes, attach proof of approval PENDING

Description of Request See attached

Signature of Applicant(s) [Signature] Date 8/11/21

Signature of Zoning Officer [Signature] Date 9-13-21

Application Number PZC 21-32 Approved  Yes  No Date \_\_\_\_\_

Date of PZC Meeting 9-27-21 Date of Public Hearing 10-25-21 Fee 375.00

Pd CB #1677 9-13-21

Revised February 14, 2007 JEM

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





TOWN of  
**THOMPSON**  
PLANNING AND ZONING COMMISSION

APPLICATION FOR ZONING REVIEW

21-33

- Special Permit
- Zone Change
- Request for Public Hearing
- Gravel Mining
- Country Inn Permit
- Request to Amend or Appeal

SITE PLAN APPROVAL

DEED INFORMATION: Volume 890 Page 37 Map 07 Block S3 Lot 8 Zone TCDD

Applicant(s) Name KEN LOISELLE (PTE 193 LLC)  
Address P.O. BOX 213 POMFRET CENTER, CT  
Telephone (401) 529-2700 Business Telephone ( )

Owner(s) of Record SAME  
Address \_\_\_\_\_  
Telephone ( ) Business Telephone ( )

Type of Sewage  Private  Public      Type of Water Supply  Private  Public WELL

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

Description of Request 49 THOMPSON ROAD ANYA RESTAURANT,  
CONSTRUCT AN ADDITIONAL FOOD & BEVERAGE SERVICE  
ESTABLISHMENT (EVENT BARN)

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

Signature of Zoning Officer [Signature] Date 9-15-21

Application Number 21-23 Approved  Yes  No      Date 9-15-21

Date of PZC Meeting 9-27-21 Date of Public Hearing N/A Fee 150.00

Revised February 14, 2007 JEM

Pdck # 1680 9-15-21



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 \_\_\_\_\_

**MUNICIPAL BUILDING**  
815 RIVERSIDE DRIVE • NO. GROSVENORDALE, CONNECTICUT 06255  
TELEPHONE (860) 923-9475 • FAX (860) 923-9897