



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

Agenda –Planning and Zoning Commission Regular Meeting
Monday, September 28, 2020 at 7:00 PM
Zoom Meeting

p. 1 of 2

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

*Topic: Planning & Zoning Commission
Time: Sep 28, 2020 07:00 PM Eastern Time (US and Canada)*

*Join Zoom Meeting
<https://us02web.zoom.us/j/82828280862?pwd=eLRWbWcyRks2TEp0aWVnb3NxRGJLdz09>*

*Meeting ID: 828 2828 0862
Passcode: 554438
One tap mobile
+13017158592,,82828280862#,,,,,0#,,554438# US (Germantown)
+13126266799,,82828280862#,,,,,0#,,554438# US (Chicago)*

*Dial by your Location
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)*

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1. Call to Order, Roll Call and Seating of Alternates
2. Public Hearing: None
3. Discuss Public Hearing and Possible Action:
4. Approve minutes:
August 24, 2020 PZC Regular Meeting Minutes
5. Applications received:
PZC Application #20-20 - property owner Jean Scott, 77 Main Street, Map 169, Block 91, Lot 9, Zone DMRD, request to remodel part of first floor for third apartment.
SITE PLAN REVIEW

Application PZC #20-22 – Property Owner Gloria and James Fogarty of 373 Old New London Rd, Salem, CT request for property at 401 Ravenelle Rd, Map 40, Block 88, Lot 169, Zone RRAD, 2 Lot Subdivision.

VOTE FOR PUBLIC HEARING 10/26/2020

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 Report August 2020
9. Correspondence:
 - a. Minutes: Zoning Board of Appeals – September 14, 2020
 - b. Town of Webster Planning Board Notice of Public Hearing
 - c. Town of Douglas Planning Board Notice of Public Hearing
 - d. Town of Douglas Planning Board Notice of Public Hearing
 - e. Memo from Richard Benoit, Director of Public Works
10. Signing of Mylar: Subdivision Ken Weiss
11. Old Business:
 - a. Discussion of updates to website landing page for P&Z and Development
 - b. Plan of Conservation and Development Update Report
 - c. Brickyard Road Bonding and Reclamation
 - d. Bates Auto-Linehouse Road
12. New Business:
 - a. Approval by ZEO of Home Occupation-PZC Application 20-21, see ZEO's memo
 - b. Northeast Sand and Gravel Reclamation progress
13. Commissioners Comments:
14. Next Meeting:
 - a. PZC Regular Meeting October 26, 2020 via Zoom
15. Adjournment:

Respectfully Submitted,
Gloria Harvey, Recording Secretary



TOWN of
THOMPSON
PLANNING AND DEVELOPMENT OFFICE

APPLICATION for ZONING REVIEW

- Special Permit 20-20 (Type) Gravel Mining Gravel Renewal
- Zone Change Country Inn Permit
- Site Plan Text Amendment
- Accessory Apartment - 3rd apartment Other _____

Deed Information: Map	<u>169</u>	Block	<u>91</u>	Lot	<u>9</u>	Zone	<u>DMRD</u>	Vol	<u>813</u>
								Page	<u>238</u>

Property/Address Location: 77 Main St. Assessors print-out attached: Yes No

Applicant(s) Name: Jean Scott Mailing Address: 15 Vernon Ave Falmouth, MA 02540

Phone: (714) 289-9222 Business Phone: () _____ Ext: _____

Email: (optional) Jean@GlassArtStudio2.com

Owner(s) Of Record: Jean Scott Mailing Address: _____

Phone: (714) 289-9222 Business Phone: () _____ Ext: _____

Email: (optional) Jean@GlassArtStudio2.com

Type of ↓ Sewage: <input type="checkbox"/> *Private <input checked="" type="checkbox"/> Public	Type of ↓ Water Supply: <input type="checkbox"/> *Private <input checked="" type="checkbox"/> Public
*NDDH (Health Department) Required: Please attach (Both Documents) Proof of Approval - Attached: Yes No	

- Two (2) Questions: 1. Is Subject Property in an Aquifer Protection Zone: Yes No If Yes, include form _____
2. Is Subject Property located within a Flood Zone: Yes No If Yes, copy of FIRM _____

Supply On Reverse (Over) Side of the Page: Description of Proposal (Request) → →

Description of Request: Remodel portion of first floor for 3rd
apartment space

Signature of Property Owner(s): [Signature] Date: 9-15-20, 20
Date: _____, 20

Signature of Applicant: [Signature] Date: 9-15-20, 20

Fees: For amount due with Application see Fee Schedule

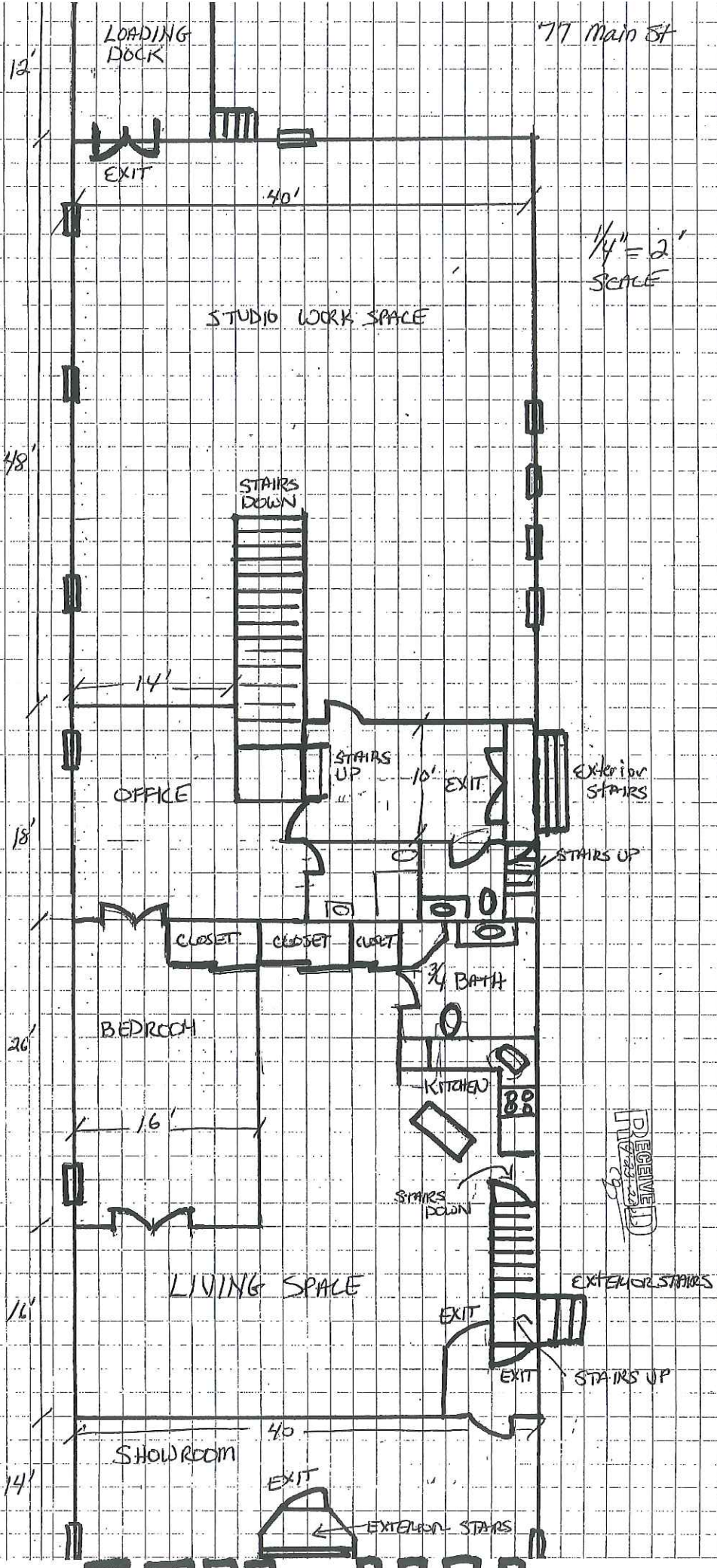
Revised: 01/29/2015

FOR OFFICE USE ONLY:

Date of P&Z Commission Meeting: 9-28, 20²⁰ Date Public Hearing: N/A, 20

Approved: Yes No Approval Date: _____, 20

Has Approval been Filed with Town Clerk: Yes No or Not Applicable



PZC #20-20
 Site Plan Review
 Jean Scott
 Rec'd 9-23-2020

77 Main Street

RECEIVED
 9/23/2020

CURRENT OWNER		UTILITIES		STRT./ROAD		LOCATION	
Level	Public Water	Public Sewer	Major Rte.				
1	2	3	1				
SUPPLEMENTAL DATA Other ID: E-26 SIDE SEWER CENSUS TR 09002 FLOOD PLN BAA ACCOUNT # 306 DV MAP # CALLBACK:06/05/09 GIS ID: DM Result 5312 ASSOC PID#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SCOTT JEAN	0813/0238	09/10/2013	U	I	169,900	13	
GATEWAY B LLC	0763/0035	06/01/2011	U	I	228,992	18	
LANDRY JOHN M + DEBORAH A	0681/0065	09/13/2007	Q	I	299,000	0	
BEAUREGARD MARCEL R + GLORIA	0072/0245	10/12/1962	U				

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
OTHER ASSESSMENTS							
Total: 245,700							

ASSESSING NEIGHBORHOOD		Street Index Name	Tracing	Batch
0001/A				DMI

NOTES
 2 APT, 4 BDRMS - 1 up stairs
 BUILDING FOR SALE LOOMIS #860-928-7991
 VALUE LOWERED BY BAA
 FOR 2009 GRAND LIST
 2019 ASKING \$440,000
 SPLIT USE TAN
 5/9/19 OB'S ATT
 OWNER NOT SURE UPSTAIRS COULD BE USED AS
 AN OFFICE, RIGHT NOW APT
 STORE VACANT 2019
 LINOLEUM & CARPET IN APT

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
14134	04/15/2019	RF	Roofing	16,300	04/30/2019	100	04/30/2019	100	CA#1876	
12257	02/27/2014	RE	Remodel	10,000	10/04/2017	100	10/01/2017	100	PER OWNER - ADD IN	
12221	12/03/2013	RE	Remodel	2,200	11/07/2014	100	02/04/2014	100	CO#4038	
9763	07/27/2005	CM	Siding	5,300	11/08/2005	100	01/09/2007	100	CA#0163	

LAND LINE VALUATION SECTION		Zone	D	Front Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	Idc	ST.
1	322Z STORE/SHOP MDL-96	C	62	0.48 AC	59,400.00	1.5417	D	1.00	1.00	0.00	

CURRENT ASSESSMENT		Code	Description	Appraised Value	Assessed Value
2-1	COM LAND	44,000		30,800	30,800
2-2	COM BLDG	267,600		187,300	187,300
2-5	COM OUTBL	39,500		27,600	27,600
Total				351,100	245,700

PREVIOUS ASSESSMENTS (HISTORY)		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
2019	2-1	30,800	2019	2-1	30,800	2018	2-1	
2019	2-2	187,300	2019	2-2	187,300	2018	2-2	
2019	2-5	27,600	2019	2-5	27,600	2018	2-5	
Total				245,700	Total: 245,700			

This signature acknowledges a visit by a Data Collector or Assessor
APPRAISED VALUE SUMMARY
 Appraised Bldg. Value (Card) 267,600
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 39,500
 Appraised Land Value (Bldg) 44,000
 Special Land Value 0
 Total Appraised Parcel Value 351,100
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 351,100

VISIT/CHANGE HISTORY		Date	Type	IS	ID	Cd	Purpose/Result
10/01/2019	V	10/01/2019	RH	02	53	FIELD REVIEW	
05/31/2019	RH	05/31/2019	DL	11	02	Measur+2 Visit	
10/04/2017	SS	10/04/2017	SS	11	11	Bld Permit	
11/07/2014		11/07/2014				Bld Permit	

LAND LINE VALUATION SECTION		Zone	D	Front Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	Idc	ST.
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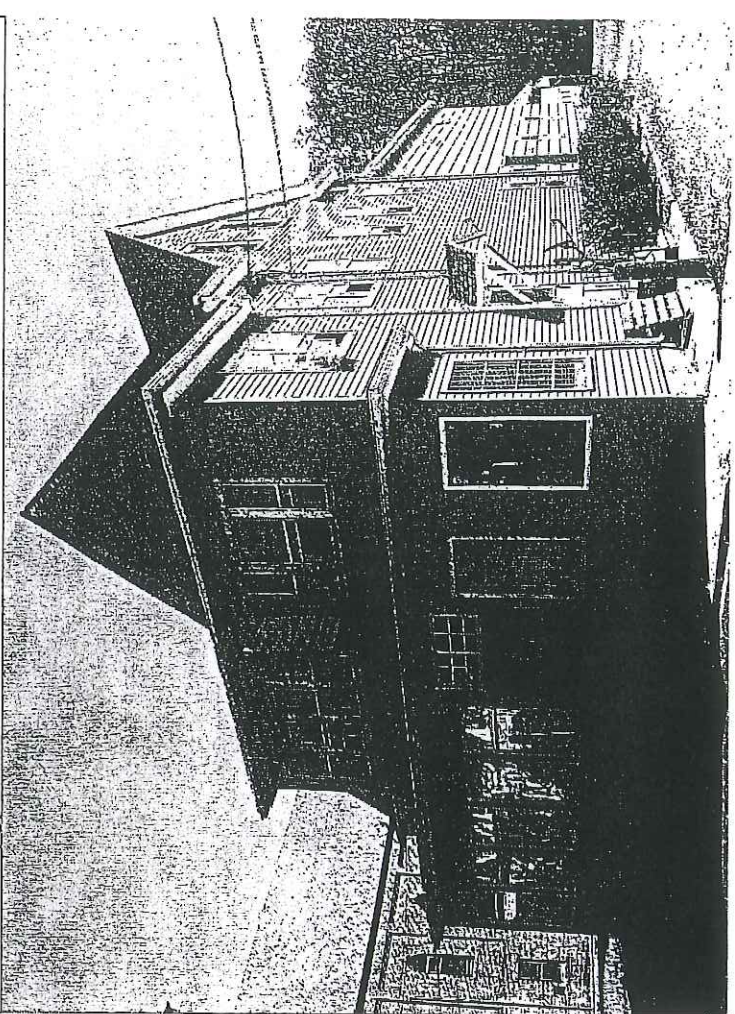
TOTAL LAND VALUE		Adj. Unit Price	Land Value
1.00	91,576.98	44,000	44,000

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd. Ch.	Element	Description
Style	80	Comm/Apt	
Model	94	Comm/Ind	
Grade	03	Average	
Stories	2.25		
Occupancy	2		
Exterior Wall 1	25	Vinyl Siding	
Exterior Wall 2	14	Wood Shingle	
Roof Structure	03	Gable/Hip	
Roof Cover	03	Asph/F GlS/Cmp	
Interior Wall 1	04	Plywood Panel	
Interior Wall 2	03	Plastered	
Interior Floor 1	06	Linoleum	
Interior Floor 2	14	Carpet	
Heating Fuel	02	Oil	
Heating Type	05	Hot Water	
AC Type	01	None	
Bldg Use	322Z	STORE/SHOP MDL-96	
Total Rooms	7		
Total Bedrms	4		
Total Baths	2		
Heat/AC	02	HEAT/AC SPLIT	
Frame Type	02	WOOD FRAME	
Baths/Plumbing	02	AVERAGE	
Ceiling/Wall	06	CEIL & WALLS	
Rooms/Ptns	02	AVERAGE	
Wall Height	10		
% Conn Wall			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Sub Description	L/B Units	Unit Price	Yr	Gde	Dp Rr	Cnd	%Cnd	Apr Value
BRN3	1 STORY W/L			1,380	30.00	1950	A			60	37,300
LNT	LEAN-TO			450	8.00	1950				60	2,200

BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Gross Area	Unit Cost	Undeprc. Value
APT	Apartment	3,926	3,926	74.66	293,115
BAS	First Floor	4,736	4,736	74.66	353,590
EAU	Attic, Expansion, Unfinished	0	1,200	18.67	22,398
FOP	Porch, Open, Finished	0	66	18.81	4,928
FUS	Upper Story, Finished	24	24	68.44	1,643
UBM	Basement, Unfinished	0	3,536	18.67	65,999
WDK	Deck, Wood	0	240	7.47	1,792
Tot. Gross Liv/Lease Area:		8,686	13,924	9,958	743,464

WDK	WDK	
FOP	15 12 4	40
APT	59	49
BAS		
UBM		
	54 11	40
		4
		IFUS
		6-FOP
BAS	44 40	40
EAU		
APT		
BAS		
UBM		
	16	30
BAS		
APT		
BAS	18 3 13 10	4
APT		10
FOP		





TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

Application for Subdivision

Subdivision

Resubdivision

FOR COMMISSION USE ONLY
Subdivision Number

20-22

Date Received

9-18-2020

Date of Next Commission Meeting

9-28-2020

Fee Paid \$

360.00

TO BE COMPLETED BY APPLICANT

Owner(s) of Record

GLORIA + JAMES FOGARTY

Telephone

860 367 7439

Address

373 OLD NEW LONDON RD, SALEM CT 06420

Applicant

GLORIA + JAMES FOGARTY

Telephone

N/A

Address

N/A

Surveying & Engineering Company

J+D CIVIL ENGINEERS

Address

401 RAVENELLE RD, THOMPSON

Telephone

860 923 2920

Subdivision Name

FOGARTY LAND SUBDIVISION

Site Location

171 BRICKYARD ROAD

Zoning Classification

RA 80

Map

40

Block

88

Lot

169

Number of Lots Proposed

2

Total Area of Tract (Acres)

55

Area to be subdivided

8

Length of Proposed Streets

N/A

Towns Within 500 ft. of Subdivision

N/A

Type of Sewage Disposal

Private

Public

Type of Water Supply

Private

Public

Length of Public Sewage Disposal Lines

N/A

ft. Length of Public Water Lines

N/A

ft.

Aquifer Protection Zone

Yes

No

Energy Conservation Plan

Yes

No

Waivers Requested

Yes

No If Yes Describe

3T, 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 → EXPECTED SHORTLY
- Documentation of the Conservation & Inland Wetland Commission Final Decision → EXPECTED SHORTLY
- 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 REQUIRED
- Documentation of approval from the Town of Thompson Public Works Director, and State of Connecticut Department of Transportation → NOT REQUIRED
- Drainage Calculations → NOT REQUIRED
- Bond Estimate → NOT REQUIRED (NO PUBLIC IMPROVEMENTS)
- Name & Address of all Owners of Record of Properties within 500ft of Subdivision

Conservation & Inland Wetlands Date of Submission _____ Date of Approval _____

Northeast District Department of Health Date of Approval _____

Thompson Water Pollution Control Authority Date of Approval _____

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 _____ Date _____
Applicant

Signed James D. Fogarty Date 9/8/2020
Owner