



# TOWN of THOMPSON

## PLANNING AND ZONING COMMISSION

p. 1 of 2

Agenda –Planning and Zoning Commission Regular Meeting  
Monday, October 26, 2020 at 7:00 PM  
Zoom Meeting

*Topic: P&Z Regular Meeting*

*Time: Oct 26, 2020 07:00 PM Eastern Time (US and Canada)*

*Join Zoom Meeting*

*<https://us02web.zoom.us/j/85660281662?pwd=dEhTNE04b3ZQUVord0toTzRjQ21hQT09>*

*Meeting ID: 856 6028 1662*

*Passcode: 711533*

*One tap mobile*

*+13126266799,,85660281662#,,,,,0#,,711533# US (Chicago)*

*+19292056099,,85660281662#,,,,,0#,,711533# US (New York)*

*Dial by your Location*

*+1 312 626 6799 US (Chicago)*

*+1 929 205 6099 US (New York)*

*+1 301 715 8592 US (Germantown)*

*+1 346 248 7799 US (Houston)*

*+1 669 900 6833 US (San Jose)*

*+1 253 215 8782 US (Tacoma)*

*Meeting ID: 856 6028 1662*

*Passcode: 711533*

*Find your Local number: <https://us02web.zoom.us/j/85660281662?pwd=dEhTNE04b3ZQUVord0toTzRjQ21hQT09>*

1. Call to Order, Roll Call and Seating of Alternates
2. Public Hearing: None
3. Discuss Public Hearing and Possible Action:
4. Approve minutes:  
September 28, 2020 PZC Regular Meeting Minutes
5. Applications received:  
**Application PZC #20-22** – Property Owner Gloria and James Fogarty of 373 Old New London Rd, Salem, CT request for property at 171 Brickyard Rd, Map 40, Block 88, Lot 169, Zone RRAD, 3 Lot Subdivision.

**Application PZC 20-23** – Property Owner, David Blake of 29 South Shore Rd, Thompson, CT, request to build a residential dwelling at 31 South Shore Road, off an unaccepted Road per Town of Thompson Ordinance Article 14, Feb. 26, 1973.

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. Review and Discussion of PoCD
  - d. Town of Thompson Budget Report September 2020
9. Correspondence:
  - a. Minutes: Zoning Board of Appeals – October 14, 2020
  - b. CT Land Use System Forum
  - c. Town of Webster Notice of Planning Board Decision
  - d. Town of Webster Notice of Planning Board Decision
  - e. Town of Douglas Planning Board Notice of Public Hearing
  - f. Town of Douglas Planning Board Notice of Public Hearing
  - g. Memo from Richard Benoit
  - h. CT Federation of Planning and Zoning Agencies Quarterly Letter
10. Signing of Mylar: Ken Weiss Subdivision
11. Old Business:
  - a. Brickyard Road Bonding and Reclamation
  - b. Madison Avenue Acceptance
12. New Business:
  - a. PZC Application #20-24 Govind Patel, 141 Old Turnpike Road, ZEO request to waive Neighborhood Limited Retail requirements, Article 3A, Section 4 - See ZEO memo
  - b. Home Occupations -3- See ZEO Memo
  - c. Proposed property acquisition State Statute 8-24 – First Selectmen
  - d. 18 LaPiere Rd – Discussion and Use – See ZEO memo
  - e. Calendar Year 2021 Schedule of Meetings
13. Commissioners Comments:
14. Next Meeting:
  - a. PZC Regular Meeting November 23, 2020 via Zoom
15. Adjournment:

Respectfully Submitted,  
Gloria Harvey, Recording Secretary

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application fee -  
360.00  
Pd. 9-18-2020  
cb # 1554  
Cjo

### Application for Subdivision

Subdivision                       Resubdivision

FOR COMMISSION USE ONLY  
Subdivision Number 20-27 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 3,005 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  
**THOMPSON**  
PLANNING AND ZONING COMMISSION

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

- Fee
- Sanitary Report → EXPECTED SHORTLY Re'd 10-5-2020 Cyd
- 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 \_\_\_\_\_



## NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234  
860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

September 24, 2020

James & Gloria Fogarty  
373 Old New London Road  
Salem, CT 06420

**SUBJECT: FILE #6000714 -- BRICKYARD ROAD #171, MAP #40, BLOCK #88, LOT #169,  
THOMPSON, CT**

Dear James & Gloria Fogarty:

Upon review of the subdivision plan J&D CIVIL ENGINEERS, LLC., JOB# 20101, DRAWN 09/02/2020 submitted to this office on 09/08/2020 for the above referenced subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Lots # 169B and 169C require non-engineered plot plan(s) to be submitted for review and approval prior to construction.
2. Proposed lots are based on 3 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
3. If the proposed septic area is moved, additional soil testing may be required.

Be advised you must receive approval from the appropriate commissions in the Town of Thompson prior to construction of these lots.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

Sincerely,

Sherry McGann, RS  
Registered Sanitarian-NDDH

cc: Town of Thompson; J&D Civil Engineers, LLC.; Rick Desrochers

# FOGARTY LAND SUBDIVISION KAPITULIK ROAD, THOMPSON, CONNECTICUT

DATED: SEPTEMBER 2, 2020

REVISED: SEPT 30, 2020 TO UPDATE ZONING TABLES

## INDEX OF DRAWINGS

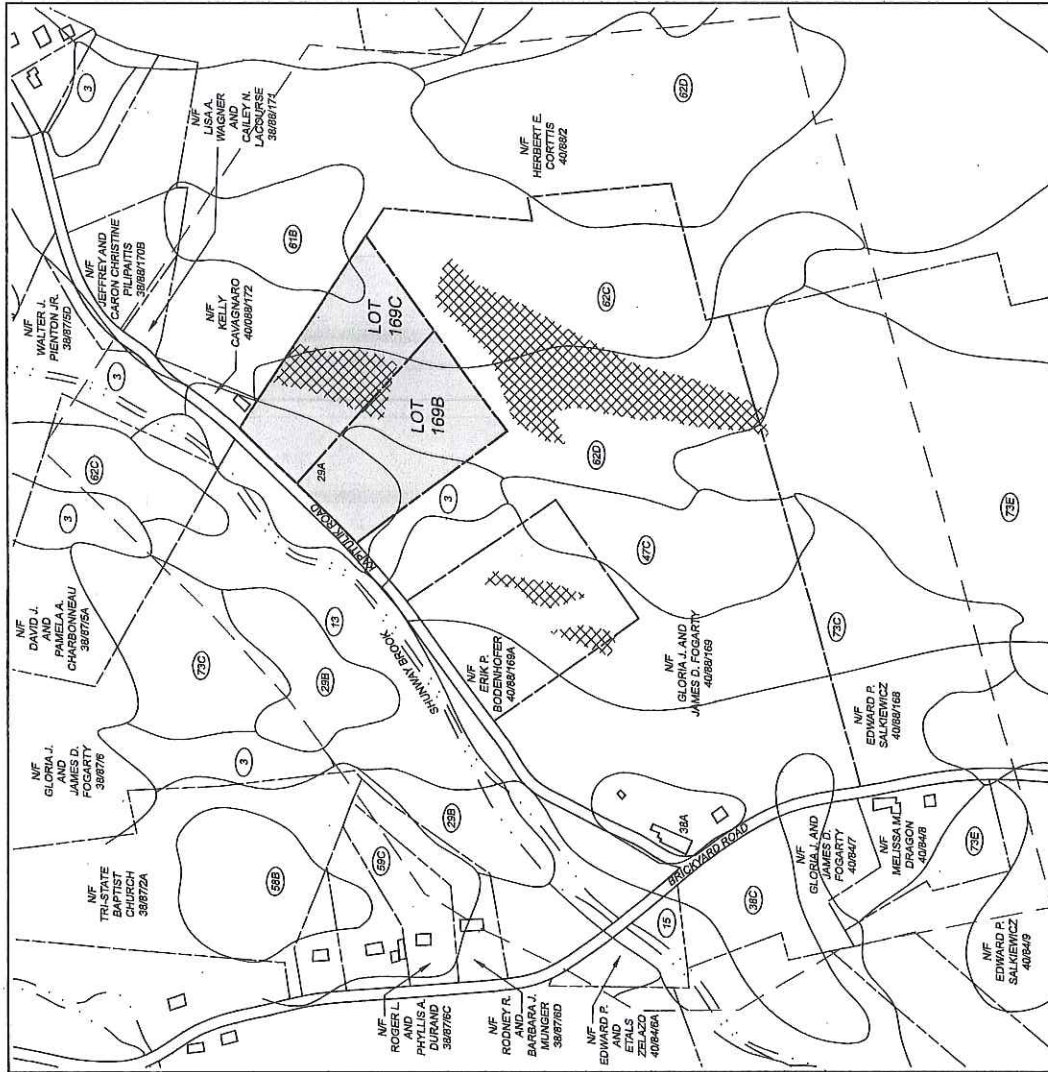
- DESCRIPTION
- SUBDIVISION SHEET
- DEVELOPMENT PLAN
- DETAILED NOTES

## ZONING TABLE

DESCRIPTION	PERCENT SLOPES
ALL OTHER SOILS, 0 TO 8 PERCENT SLOPES	0 TO 8 PERCENT SLOPES
ALL OTHER SOILS, 9 TO 15 PERCENT SLOPES	9 TO 15 PERCENT SLOPES
ALL OTHER SOILS, 16 TO 35 PERCENT SLOPES	16 TO 35 PERCENT SLOPES
ALL OTHER SOILS, 36 TO 45 PERCENT SLOPES	36 TO 45 PERCENT SLOPES
ALL OTHER SOILS, 46 TO 60 PERCENT SLOPES	46 TO 60 PERCENT SLOPES
ALL OTHER SOILS, 61 TO 75 PERCENT SLOPES	61 TO 75 PERCENT SLOPES
ALL OTHER SOILS, 76 TO 90 PERCENT SLOPES	76 TO 90 PERCENT SLOPES
ALL OTHER SOILS, 91 TO 100 PERCENT SLOPES	91 TO 100 PERCENT SLOPES
ALL OTHER SOILS, 101 TO 120 PERCENT SLOPES	101 TO 120 PERCENT SLOPES
ALL OTHER SOILS, 121 TO 150 PERCENT SLOPES	121 TO 150 PERCENT SLOPES
ALL OTHER SOILS, 151 TO 200 PERCENT SLOPES	151 TO 200 PERCENT SLOPES
ALL OTHER SOILS, 201 TO 250 PERCENT SLOPES	201 TO 250 PERCENT SLOPES
ALL OTHER SOILS, 251 TO 300 PERCENT SLOPES	251 TO 300 PERCENT SLOPES
ALL OTHER SOILS, 301 TO 400 PERCENT SLOPES	301 TO 400 PERCENT SLOPES
ALL OTHER SOILS, 401 TO 500 PERCENT SLOPES	401 TO 500 PERCENT SLOPES
ALL OTHER SOILS, 501 TO 600 PERCENT SLOPES	501 TO 600 PERCENT SLOPES
ALL OTHER SOILS, 601 TO 700 PERCENT SLOPES	601 TO 700 PERCENT SLOPES
ALL OTHER SOILS, 701 TO 800 PERCENT SLOPES	701 TO 800 PERCENT SLOPES
ALL OTHER SOILS, 801 TO 900 PERCENT SLOPES	801 TO 900 PERCENT SLOPES
ALL OTHER SOILS, 901 TO 1000 PERCENT SLOPES	901 TO 1000 PERCENT SLOPES

## LEGEND

- SOILS
- SOIL TYPE
- 500' OFFSET
- PROPERTY LINES
- SLOPES > 25%



DATA COMPILATION MAP

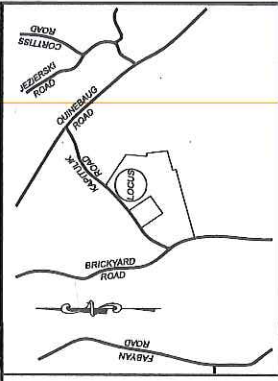
1" = 200'

OWNER AND APPLICANT  
**GLORIA & JAMES FOGARTY**

## ZONING REQUIREMENTS RURAL RESIDENTIAL AGRICULTURAL DISTRICT

REQUIRED	LOT 169B	LOT 169C	LOT 169
LOT AREA	40,000 SF	179,244 SF	2,350,000 SF
MINIMUM LOT AREA	400'	1400'	1600'
STREET LINE SETBACK	20'	75'	50'
SIDE LINE SETBACK	20'	75'	50'
REAR LINE SETBACK	20'	75'	50'
NET BUILDABLE AREA	40,000 SF	> 43,000 SF	> 48,000 SF
MAX. IMPERVIOUS SURFACE	50%	5%	5%

**J & D CIVIL ENGINEERS, LLC**  
401 RAVENELLE ROAD  
THOMPSON, CT 06255  
P: 860-923-2920  
E: OFFICE@JDCIVILENGINEERS.COM



**LOCATION MAP**  
1" = 100'

**NOTES**

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300a-1 THROUGH 20-309-20 AND THE REGULATIONS AND MAPS IN THE STATE OF CONNECTICUT. THIS MAP WAS APPROVED BY THE REGISTERED PROFESSIONAL SURVEYORS, INC. ON SEPTEMBER 28, 1998.
2. REFERENCE PLANS: (A) PROPERTY SURVEY, 171 BRICKYARD ROAD, THOMPSON, CONNECTICUT, DATED MAY 1, 1988, SCALE 1" = 50'; ON FILE WITH THE TOWN CLERK'S INSTRUMENT NUMBER 1541. (B) TRACTS OWNED BY JEREMY J. STREIBER, AND HIS WIFE, STEPHENIE J. KAPTULIK, THOMPSON, CONNECTICUT, DATED MAY 1, 1988, SCALE 1" = 50'; ON FILE WITH THE TOWN CLERK'S INSTRUMENT NUMBER 1541. (C) PART OF MARY KAPTULIK, THOMPSON, CONN., PREPARED BY W. K. RHEE, SCALE 1" = 200'; ON FILE WITH THE TOWN CLERK'S INSTRUMENT NUMBER 138.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOHN A. BARTOLOME DATE \_\_\_\_\_ LICENSE NUMBER \_\_\_\_\_

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE © 2020 J&D CIVIL ENGINEERS, LLC

**LEGEND**

- IRON ROD TO BE SET
- ANGLE POINT
- EXISTING IRON ROD OR IRON PIPE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- WETLAND BUFFER
- STONE WALL
- UTILITIES
- TRAILBLINE
- WETLANDS

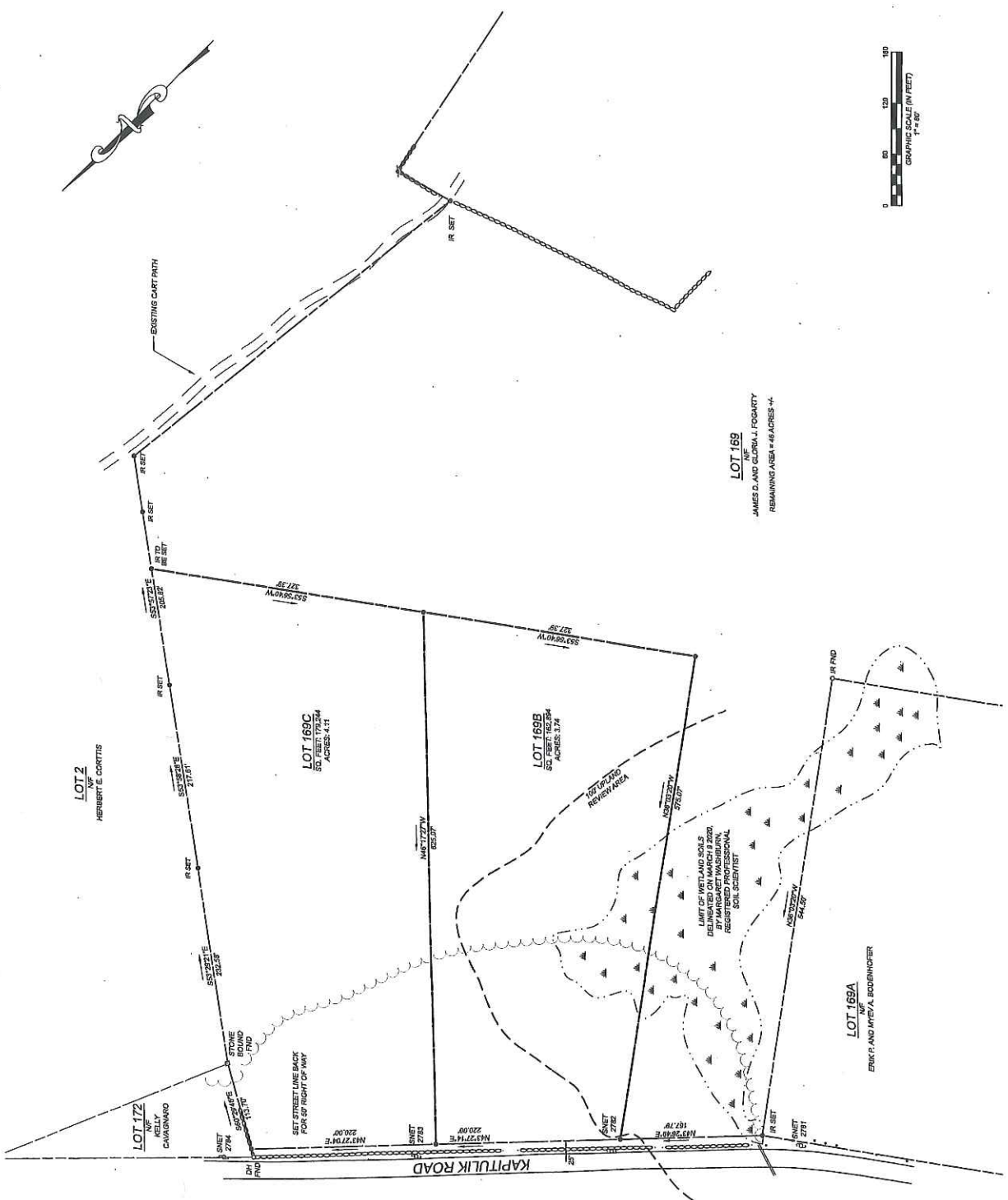
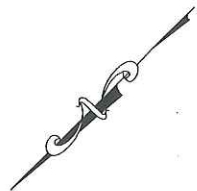
**3 LOT SUBDIVISION SURVEY**  
PREPARED FOR  
**GLORIA AND JAMES FOGARTY**  
KAPTULIK ROAD, THOMPSON, CT  
MAP 49 BLOCK 88 LOT 169

**J&D CIVIL ENGINEERS, LLC**  
401 BAVENLE ROAD  
N. BRIDGEWATER, CT 06258  
860-883-2020

DESIGNED: AFS  
CHECKED: DDB

REVISIONS:  
JOB NO: 20101  
DATE: SEPTEMBER 2, 2020

SCALE: 1" = 60'  
SHEET: 2 OF 4



**FLOOD ZONE NOTE**  
THIS MAP HAS BEEN PREPARED FOR THE FLOOD ZONE PER STATE MAP 080170028 DATED NOVEMBER 1, 1984.

**PROPERTY OWNER**  
JAMES D. AND GLORIA J. FOGARTY

**ZONING INFORMATION**  
ZONE: R40  
MINIMUM AREA: 40,000 S.F.  
MINIMUM FRONTAGE: 150'  
MINIMUM FRONT YARD SETBACK: 40'  
MINIMUM REAR YARD SETBACK: 20'

**LOT 169**  
NF  
JAMES D. AND GLORIA J. FOGARTY  
REMAINING AREA = 46 ACRES +/-

APPROVED	DATE
CHAIRMAN	
CHAIRMAN	
CHAIRMAN	

APPROVED  
PLANNING AND ZONING COMMISSION

APPROVED  
INLAND WETLANDS COMMISSION





**TEST PIT RESULTS**

OBSERVED BY: SHERRY MCGOWN  
DATE: AUGUST 8, 2008

PT. NO. 1	TOPSOIL
0-1'-2"	ORANGE BROWN GRAVELLY SANDY LOAM
2'-1'-2"	GRAVELLY MEDIUM COARSE SAND W/ COBBLES

MOTTLING: NA  
RESTRICTIVE: NA  
LEACH: NA  
WATER: NA

**PT. NO. 2**

PT. NO. 2	TOPSOIL
0-1'-10"	ORANGE BROWN GRAVELLY SANDY LOAM
10-20"	ORANGE BROWN GRAVELLY SANDY LOAM
20-30"	GRAVELLY COARSELY MEDIUM COARSE SAND W/ STONES

MOTTLING: NA  
RESTRICTIVE: NA  
LEACH: NA  
WATER: NA

**PT. NO. 3**

PT. NO. 3	TOPSOIL
0-1'-2"	ORANGE BROWN SANDY LOAM
2'-1'-10"	GRAVELLY COARSELY MEDIUM COARSE SAND W/ STONES

MOTTLING: NA  
RESTRICTIVE: NA  
LEACH: NA  
WATER: NA

**PT. NO. 4**

PT. NO. 4	TOPSOIL
0-1'-11"	ORANGE BROWN GRAVELLY SANDY LOAM
11'-22"	ORANGE BROWN GRAVELLY SANDY LOAM
22'-38"	GRAVELLY COARSELY MEDIUM COARSE SAND W/ STONES

MOTTLING: NA  
RESTRICTIVE: NA  
LEACH: NA  
WATER: NA

**PERC. TEST RESULTS**

OBSERVED BY: SHERRY MCGOWN  
DATE: AUGUST 8, 2008

**SOLE #1 - NEAR TP-1**

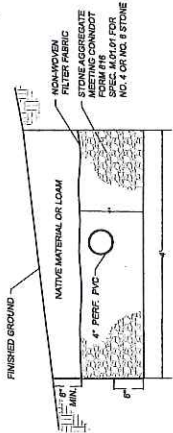
TIME	READING
11:00	4.50
11:05	5.00
11:10	11.75
11:15	14.75
11:20	15.75
11:25	17.25
11:30	18.25
11:35	19.25
11:40	20.25
11:45	21.00 DRY

DEPTH: 27  
RATE: 4.5 MININ

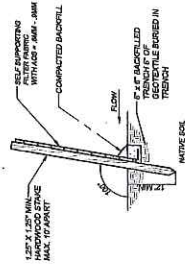
**SOLE #2 - NEAR TP-1**

TIME	READING
10:20	6.25
10:25	13.50
10:30	16.00
10:35	17.75
10:40	18.75
10:45	19.75
10:50	21.50 DRY

DEPTH: 27  
RATE: 4.0 MININ



**LEACHING TRENCH DETAIL**  
N.T.S.



**SILT FENCE INSTALLATION**  
NOT TO SCALE

**SEPTIC SYSTEM DESIGN CRITERIA - LOT 1698**

ENGINEERED PLAN NOT REQUIRED  
DATE: AUGUST 8, 2008

PERC RATE	4 MININCH
USE TEST PITS 1 AND 2, PERC. HOLE B	
NUMBER OF BEDROOMS	3
SEPTIC TANK	1000 GALLON
LEACHING AREA REQUIRED	475 SF

LEACHING AREA PROVIDED: (2) 5' TRENCHES AT 7' SPAC. = 495 SF  
MOTTLING: NA, LEACH: NA, WATER: NA, SLOPE: 1%

**PERC. HOLE B**

PERC. HOLE B	TOPSOIL
0-1'-2"	ORANGE BROWN GRAVELLY SANDY LOAM
2'-1'-2"	GRAVELLY MEDIUM COARSE SAND W/ COBBLES

MOTTLING: NA  
RESTRICTIVE: NA  
LEACH: NA  
WATER: NA

**PERC. HOLE A**

PERC. HOLE A	TOPSOIL
0-1'-10"	ORANGE BROWN GRAVELLY SANDY LOAM
10-20"	ORANGE BROWN GRAVELLY SANDY LOAM
20-30"	GRAVELLY COARSELY MEDIUM COARSE SAND W/ STONES

MOTTLING: NA  
RESTRICTIVE: NA  
LEACH: NA  
WATER: NA

**PERC. HOLE C**

PERC. HOLE C	TOPSOIL
0-1'-11"	ORANGE BROWN GRAVELLY SANDY LOAM
11'-22"	ORANGE BROWN GRAVELLY SANDY LOAM
22'-38"	GRAVELLY COARSELY MEDIUM COARSE SAND W/ STONES

MOTTLING: NA  
RESTRICTIVE: NA  
LEACH: NA  
WATER: NA

**SEPTIC SYSTEM DESIGN CRITERIA - LOT 1699**

ENGINEERED PLAN NOT REQUIRED  
DATE: AUGUST 8, 2008

PERC RATE	4 MININCH
USE TEST PITS 1 AND 2, PERC. HOLE A	
NUMBER OF BEDROOMS	3
SEPTIC TANK	1000 GALLON
LEACHING AREA REQUIRED	475 SF

LEACHING AREA PROVIDED: (2) 5' TRENCHES AT 7' SPAC. = 495 SF  
MOTTLING: NA, LEACH: NA, WATER: NA, SLOPE: 1%

**PERC. HOLE A**

PERC. HOLE A	TOPSOIL
0-1'-10"	ORANGE BROWN GRAVELLY SANDY LOAM
10-20"	ORANGE BROWN GRAVELLY SANDY LOAM
20-30"	GRAVELLY COARSELY MEDIUM COARSE SAND W/ STONES

MOTTLING: NA  
RESTRICTIVE: NA  
LEACH: NA  
WATER: NA

**PERC. HOLE B**

PERC. HOLE B	TOPSOIL
0-1'-2"	ORANGE BROWN GRAVELLY SANDY LOAM
2'-1'-2"	GRAVELLY MEDIUM COARSE SAND W/ COBBLES

MOTTLING: NA  
RESTRICTIVE: NA  
LEACH: NA  
WATER: NA

**PERC. HOLE C**

PERC. HOLE C	TOPSOIL
0-1'-11"	ORANGE BROWN GRAVELLY SANDY LOAM
11'-22"	ORANGE BROWN GRAVELLY SANDY LOAM
22'-38"	GRAVELLY COARSELY MEDIUM COARSE SAND W/ STONES

MOTTLING: NA  
RESTRICTIVE: NA  
LEACH: NA  
WATER: NA

**EROSION AND SEDIMENT CONTROL NOTES:**

- THE PROPOSED ACTIVITY ON THE SITE WILL CONSIST OF THE CONSTRUCTION OF TWO SINGLE FAMILY HOMES, INCLUDING WELLS, SEPTIC SYSTEMS AND DRIVEWAYS.
- EROSION CONTROL DEVICES MUST BE INSTALLED WHERE INDICATED ON THIS SHEET PRIOR TO THE START OF CONSTRUCTION.
- DISTURBED AREAS SHALL BE KEPT TO A MINIMUM AND SEEDED OR STABILIZED WITH TEMPORARY MULCH AS SOON AS FINAL GRASSES HAVE BEEN ATTAINED.
- THE OWNER OF RECORD SHALL DESIGNATE THE ON SITE ENVIRONMENTAL AGENT RESPONSIBLE FOR REGULARLY CHECKING THE CONDITION OF THE EROSION CONTROL DEVICES AND REPAIRING ACCUMULATED SEDIMENT.

**NOTES AND DE  
PREPARED FOR  
GLORIA AND JAMES  
KAPITULIK ROAD, THOM  
BAY 49 BLOCK 86 LOT**

**J&D  
CIVIL  
ENGINEERS, LL  
4071 UNIVERSITY ROAD  
N. GREENSBORO, NC 27425  
810-255-5250**

DESIGNED: DOB  
CHECKED: JJB  
JOB NO: 20101  
SCALE: AS NOTED

TOWN OF THOMPSON RECEIVED FOR RECORDING	APPROVED PLANNING AND ZONING COMMISSION CHAIRMAN	APPROVED INLAND WETLANDS COMMISSION CHAIRMAN
TOWN CLERK	DATE	DATE
TIME	MAP #	DATE



TOWN of THOMPSON

PLANNING AND DEVELOPMENT OFFICE

PZC # 20-23

mtg Oct 26th 7PM

APPLICATION for ZONING REVIEW

- Special Permit, Zone Change, Site Plan Review, Accessory Apartment, Gravel Mining, Gravel Renewal, Country Inn Permit, Text Amendment, Other build off unaccepted Road

Deed Information: Map 133 Block 1 Lot 18 Zone RRAD Vol 679 Page 195

Property/Address Location:

31 SOUTH SHORE RD Assessors print-out attached: Yes

Applicant(s) Name: DAVID R. BLAKE Mailing Address: 29 SOUTH SHORE RD

Phone: (860) 935 5608 Business Phone: Ext:

Owner(s) Of Record: Same Mailing Address:

Phone: Business Phone: Ext:

Type of Sewage: Private Public Water Supply: Private Public \*NDDH (Health Department) Required: Please attach (Both Documents) Proof of Approval - Attached: Yes No not determined please attached notes

Two (2) Questions: 1. Is Subject Property in an Aquifer Protection Zone: 2. Is Subject Property located within a Flood Zone:

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

**Description of Request:**

Site Plan Review requesting  
build a dwelling driveway entrance from an  
unaccepted road according to Town of Thompson  
Ordinance, Article IV, Sec. 26, 1973.

**Signature of  
Property Owner(s):**

V J R Blair Date: 10-7, 2020

\_\_\_\_\_. Date: \_\_\_\_\_, 20

**Signature of  
Applicant:**

V J R Blair Date: 10-7, 2020

**Fees:** For amount due with Application see Fee Schedule

pd \$150.00 for site plan Review fee cb# 1609  
10-7-2020 (VJ)

Revised: 01/29/2015

**FOR OFFICE USE ONLY:**

Date of P&Z Commission Meeting: \_\_\_\_\_, 20 Date Public Hearing: \_\_\_\_\_, 20

Approved:  Yes  No Approval Date: \_\_\_\_\_, 20

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



Property Information

Property ID 4031  
 Location 31 SOUTH SHORE RD  
 Owner BLAKE PATRICIA + DAVID



MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT

Town of Thompson, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated September 21, 2020  
 Data updated March 20, 2019

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT
BLAKE PATRICIA + DAVID	1 Level		1 Paved	3 Subdivision	Description Code Appraised Value Assessed Value
29 SOUTH SHORE RD					VAC RSLN 5-1 53,500 37,500
THOMPSON, CT 06277					6140 THOMPSON, CT
Additional Owners:	SUPPLEMENTAL DATA				
	Other ID:	S-14	DV LOT # 329		
	SIDE	CENSUS TR NO 09001	SEWER NO BAA		
	FLOOD PLN	NO	CALLBACK:		
	ACCOUNT #	2829	DM Result 4031		
	DV MAP #	55A			
	GIS ID:		ASSOC PID#		



RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
BLAKE PATRICIA + DAVID	0679/0195	08/29/2007	U	V	0	04	2019	5-1	37,500	2019	5-1	37,500
BLAKE DAVID	0673/0084	06/08/2007	U	I	27,000	09						
LECHERT WALTERS EST OF	0057/0473	12/07/1949	U		0	0						
LECHERT WALTERS EST OF	0051/0473	12/07/1949	U		0	0						
Total: 37,500												

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total: 37,500							

OTHER ASSESSMENTS	Description	Number	Amount	Comm. Int.
Total: 37,500				

ASSESSING NEIGHBORHOOD	Street Index Name	Batch
NBHD/SUB 0001/A	NBHD Name	Tracing

NOTES
Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value

APPRAISED VALUE SUMMARY
Total Appraised Parcel Value: 53,500
Valuation Method: C
Adjustment: 0
Net Total Appraised Parcel Value: 53,500

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
Total Card Land Units: 0.26 AC Parcel Total Land Area: 0.26 AC									

VISIT/CHANGE HISTORY	Date	Type	IS	ID	Cd.	Purpose/Result
	10/01/2019			V	53	FIELD REVIEW
	04/08/2009			DA	14	Vacant Land/Obv
	12/10/1999			AH	00	Mesur+-Listed

LAND LINE VALUATION SECTION	Use	Zone	D	Front	Depth	Units	Unit Price	I	C	ST	Adj.	Notes-Adj	Special Pricing	S Adj	Fact	Adj.	Unit Price	Land Value
I	1300	VACANT	R20	238		0.26	65,625.00	3.1355	7	1.00	0.00			1.00			205,767.19	53,500

Total Card Land Units:	0.26 AC	Parcel Total Land Area:	0.26 AC	Total Land Value:	53,500
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