



TOWN OF THOMPSON

Planning & Zoning Commission

815 Riverside Drive
P.O. Box 899
North Grosvenordale, CT 06255
PHONE: 860-923-9475
E-MAIL: zco@thompsonct.org
planner@thompsonct.org
WEBSITE: www.thompsonct.org

Agenda – PZC Regular Meeting
Monday, November 22, 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
3. Discuss Public Hearing and Possible Action -
4. Approve Minutes:
 - a. October 25, 2021 Regular Meeting Minutes
5. Applications:

PZC Application #21-28 Applicant Kristina Thorne, property owner Cody McCall, at 24 Border Trail, Map 164, Block 11, Map 26E, Zone RRD, Requesting a Permit with Site Plan Review for an in-home family daycare, Zoning Regulation Article 4A, Section 2-6. Continued from October 25, 2021 Regular Meeting

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. Continued from October 25, 2021 Regular Meeting

PZC Application 21-40 – Applicant- Jill St Cyr, property owner Robert Fournier, 27 Main Street, Map 169, Block 91, Lot 25, Zone DMR request to approve restaurant/Bistro according to Article 4f, Section 2 – 13, Zoning Permit with Commission Site Plan Review

PZC Application 21-41- Applicant – Robert Werge and Petitioners – Statement of Request for Approval of Designation of Scenic Road, all of Lowell Davis Road or the portion of Lowell Davis Road from I-395 to Wilsonville Road according to Town of Thompson Ordinance 10-042 and Connecticut State Statute 7-149a.

PZC Application 21- 43 – Applicant Sara E. Alers, property owner John Madelenakis of 142 Old Turnpike, Map 3, Block 78, Lot 2/1 Zone /TCDD) Thompson Corridor Development District, to opening existing Restaurant and Bar, according to Zoning Regulations, Article 4E, Section 2 Table of Permitted Uses, #13, Food and Beverage Establishment, Including Out Door Seating – Existing, Zoning Permit with Site Plan Review by the Commission.,
6. Applications received after agenda posted

Planning and Zoning Regular Meeting Agenda November 22, 2021

p. 2 of 2

7. Citizens Comments:
8. Reports of Officers and Staff:
 - a. Planners Report
 - b. ZEO Memo
 - c. Town of Thompson Budget Reports October 2021
 - d. PZC Members List
 - e. PZC 2022 Regular Meeting Schedule
9. Correspondence:
 - a. Minutes: Zoning Board of Appeals November 8, 2021 – Meeting Cancelled
 - b. Town of Dudley Notice of Public Hearing
 - c. Town of Dudley Public Hearing Legal Notice
 - d. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter
10. Signing of Mylar: PZC #21-31 Silverston re-subdivision (review of declaration of easement)
11. Old Business:
12. New Business:
 - a. Gravel Operations Permit Fee – Attorney Harry Heller representing Strategic Realty
 - b. PZC Member Christopher Nelson's legal position on the PZC is void
 - c. New project to digitize the Town's Codes (Ordinances & Zoning Regulations)
 - d. Further discussion of timeline for revision of Subdivision Regulations
 - e. Review of By-laws
 - f. New Member Packets
 - g. Commissioners' Training
 - h. Election of Officers
13. Commissioners Comments:
14. Next Meeting:
 - a. PZC Regular Meeting December 20, 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

11-17-21 Application Withdrawn

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 RRAD

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



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

21-33

APPLICATION FOR ZONING REVIEW

- 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 53 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
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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 # 21-40

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

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

DEED INFORMATION: Volume _____ Page _____ Map 169 Block 91 Lot 25 Zone DMR

Location of Property: 27 Main Street, North Grosvenordale, Ct

Applicant(s) Name Jill St Cyr - Jill & G's Bistro LLC
 Mailing Address 346 Keardon Rd. North Gros. Ct 06255
 Telephone (508) 949-3634 Business Telephone (_____) _____
 Email Address Jill@itstartshome.org

Owner(s) of Record Robert Farmer - North Beacon LLC
 Mailing Address 164 Church St. Putnam Ct 06260
 Telephone (_____) 860-928-7103 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: Request to approve Restaurant/Bistro
according to Article 4F Section 2 - 13

Signature of Property Owner [Signature] SINGLE MEMBER LLC Date 11-4-2021

Signature of Applicant [Signature] Date 11-2-2021

FOR OFFICE USE ONLY:

Date of PZC Meeting _____ Date of Public Hearing _____

Approved Yes No Date _____

Jill@itstartshome.org

REVISED 10-3-18 CJD



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

FOR OFFICE USE ONLY

Fee Paid/Date: \$ 150,00
 _____ Cash Check (102 Ck. #)
 Application Submission Date: 11-17-21
 Date Received by Commission: 11-22
 Application #:

APPLICATION FOR ZONING REVIEW

21-43

- ~~Standard~~ Permit w/ Site PLAN Review
- Zone Change
- Site Plan
- Accessory Apartment

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

DEED INFORMATION: Volume _____ Page _____ Map 3 Block 78 Lot 2/1 Zone T000

Location of Property: 142 OLD TURNPIKE RD

Applicant(s) Name _____ Sara E. Aler
 Mailing Address P.O. BOX 822 Woodstock, CT 06281
 Cell Telephone (508) 320 4570 Business Telephone (____) _____
 Email Address seainmass@hotmail.com
 Owner(s) of Record JOHN MANDEL & NAKIS
 Mailing Address 24 SUNSET DR DUDLEY MA 01571
 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: Approval for opening existing Restaurant & Bar, according to Town Zoning & Regulations Section 4E-2-13 Table of Permitted uses.

Signature of Property Owner _____ Date _____

Signature of Applicant Sara E. Aler Date 11/9/2021

FOR OFFICE USE ONLY:

Date of PZC Meeting 11-22-21 Date of Public Hearing X
 Approved Yes No Date _____

REVISED 10-3-18 CJD



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

FOR OFFICE USE ONLY

Fee Paid/Date: \$ 275.00 /
 ___ Cash Check (5191 Ck. #)
 Application Submission Date: 11-17-21
 Date Received by Commission: 11-22-21
 Application #: 21-41

APPLICATION FOR ZONING REVIEW

PZC 21-41

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

- Gravel Mining
- Country Inn Permit
- Text Amendment
- Other SCENIC ROAD REQUEST

DEED INFORMATION: Volume ___ Page ___ Map ___ Block ___ Lot ___ Zone ___

Location of Property: ALL OF LOWELL DAVIS ROAD ON THE PORTION OF LOWELL DAVIS ROAD FROM I395 TO WILSONVILLE ROAD

Applicant(s) Name ROBERT WERGE AND PETITIONERS
 Mailing Address 452 LOWELL DAVIS RD.
 Telephone (508) 981-9057 Business Telephone (____) _____
 Email Address ROBERTWERGE@gmail.com

Owner(s) of Record _____
 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: STATEMENT OF REQUEST FOR APPROVAL OF DESIGNATION OF SCENIC ROAD, ALL OF LOWELL DAVIS ROAD ON THE PORTION OF LOWELL DAVIS ROAD FROM I395 TO WILSONVILLE ROAD ACCORDING TO TOWN OF THOMPSON ORDINANCE 10-042 AND CONNECTICUT STATE STATUTE 7-149a

Signature of Property Owner _____ Date _____

Signature of Applicant [Signature] Date 11-17-21

FOR OFFICE USE ONLY:

Date of PZC Meeting 11-22-21 Date of Public Hearing _____

Approved Yes No Date _____

REVISED 10-3-18 CJD