



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
planner@thompsonct.org
WEBSITE: www.thompsonct.org

Agenda – PZC Regular Meeting

Monday, November 28, 2022, at 7:00 PM

Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255 and via Zoom

Topic: PZC Regular Meeting

Time: Nov 28, 2022 07:00 PM Eastern Time (US and Canada)

p. 1 of 3

Join Zoom Meeting

<https://us02web.zoom.us/j/85123816297?pwd=amZ5VzhSSnlizE5KUFpCZUR2WlVYQT09>

Meeting ID: 851 2381 6297

Passcode: 767270

One tap mobile

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Dial by your location

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+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

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1. Call to Order
Chairman Statement – Under Citizens comment – state your name and address, 3 minutes speaking time unless otherwise directed by chair, please address comments to Chair in a civil and respectful manner. Pledge of Allegiance
2. Roll Call, Seating of Alternates

Planning and Zoning Regular Meeting Agenda November 28, 2022

3. Public Hearing
PZC #22-34 Application of Town of Thompson Planning and Zoning Commission, 815 Riverside Drive, Annual Update to Town of Thompson Zoning Regulations for 20121. Proposed Amendments are attached.
4. Discuss Public Hearing and Possible Action: None
5. Citizens Comments:
6. Applications:
PZC #22-40 Applicant Spicer plus Inc – Jon Holstein, 0 Reardon Rd., Map 66, Block 101, Lot 6D, Zone BDD, property owner Thompson Rail Business Park LLC, requesting Special Permit to construct a propane bulk station. Initial construction will consist of a gravel driveway, stormwater basin and 30,000 gallon propane tank with safety and security accessories. Potential phase II construction may include a second 30,000 gallon tank, office building, well, and septic system.
Accept for a Public Hearing on December 19, 2022

PZC #22-43 Applicant Ken Loiselle, Mason House, LLC, 20 Chase Rd, Map 105, Block 38, Lot 7 & 7A, Zone TCVD, requesting Commission site plan review approval to operate existing approved Country Inn under 2020 Zoning Regulations, Article 4C. TVCD, Section 2-9, and Article 7, Definitions – Country Inn..
Accept for Commission site plan review approval
7. Applications Received After Agenda Posted:
8. Old Business
 - a. 172 Main Street-Noise Complaint
9. New Business
 - a. 172 Laporte Road-New Garage in front of dwelling
 - b. 154 Sunset Road-Trailer Violation
 - c. ELECT OFFICERS
 - d. Discussion of By-laws
10. Approval of the PZC Minutes of October 24, 2022 Meeting
11. Reports of Officers and Staff
 - a. Town of Thompson Budget Report
 - b. ZEO Memo
12. Correspondence
 - a. Minutes: Zoning Board of Appeals November 14, 2022 Regular Meeting
 - b. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter
13. Signing of Mylar
14. ZBA Review:
15. Citizens Comments:
16. Commissioners' Comments:

Planning and Zoning Regular Meeting Agenda November 28, 2022

17. Next Meeting:
 - a. PZC Regular Meeting December 19, 2022, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255.
18. Adjournment:

Respectfully Submitted, Gloria Harvey, Recording Secretary



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 #: _____

PZC 22-34

RECEIVED
9-21-22

APPLICATION FOR ZONING REVIEW

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

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

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

Location of Property: _____ N/A

Applicant(s) Name TOWN OF THOMPSON - PLANNING & ZONING COMMISSION

Mailing Address 815 RIVERSIDE DRIVE P.O. BOX 899 NORTH GROSVENORDALE CT 06255

Telephone (860) 923-9475 Business Telephone () SAME

Email Address planner@thompsonct.org

Owner(s) of Record _____ N/A

Mailing Address _____ N/A

Telephone () _____ N/A Business Telephone () _____ N/A

Email Address _____ N/A

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: ANNUAL UPDATE TO TOWN OF THOMPSON ZONING REGULATIONS FOR 2022
PROPOSED AMENDMENTS ARE ATTACHED

Signature of Property Owner _____ Date _____

Signature of Applicant  _____ Date 21 SEPTEMBER 2022

FOR OFFICE USE ONLY:

Date of PZC Meeting 9-26-22 Date of Public Hearing _____

Approved Yes No Date _____

REVISED 10-3-18 CJD

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



TOWN of THOMPSON PLANNING AND ZONING COMMISSION

RECEIVED 11-21-22

PZC 22-40 APPLICATION FOR ZONING REVIEW

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

DEED INFORMATION: Volume 690 Page 66 Map 65 Block 101 Lot 6D Zone BDD

Applicant(s) Name Spicer Plus, Inc - Jon Holstein Address 15 Thames Street, Groton CT 06340 Telephone (860) 445-2436 Business Telephone ()

Owner(s) of Record Thompson Rail Business Park LLC - Julian Michael Address 225 Knowlton St, Bridgeport CT 06608 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 The applicant is proposing to construct a propane bulk station. Initial construction will consist of a gravel driveway, stormwater basin, and 30,000 gallon propane tank with safety and security accessories. Potential "phase II" construction may include a second 30,000 gallon tank, office building, well, and septic system.

Signature of Applicant(s) Date 11/18/22

Signature of Zoning Officer Date

Application Number 22-40 Approved Yes No Date

Date of PZC Meeting 11/28/22 Date of Public Hearing 12/19/22 Fee 350.00

Revised February 14, 2007 JEM

Ad ch #1803. 11/21/22



TOWN of
THOMPSON
PLANNING AND ZONING COMMISSION

APPLICATION FOR ZONING REVIEW

PZC 22-43

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

DEED INFORMATION: Volume 955 Page 54 Map 105 Block 38 Lot 747A Zone TCVD

Applicant(s) Name Ken Loiselle
Address PO Box 213 Pomfret Center, CT 06259
Telephone (401) 529-2788 Business Telephone ()

Owner(s) of Record MASON HOUSE, LLC
Address 20 Chase Road, Thompson, CT
Telephone (401) 529-2788 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
NDDH Approval Required Yes No If yes, attach proof of approval

Description of Request Property currently operates as a country inn under the previous 2012 zoning regulations.
The owner would like to receive approval to operate under the current 2020 zoning regulations.

Signature of Applicant(s) [Signature] Date 11/9/22
Signature of Zoning Officer [Signature] Date 11/16/22

Application Number 22-43 Approved Yes No Date
Date of PZC Meeting 11-28/22 Date of Public Hearing N/A Fee 150.00

Revised February 14, 2007 JEM

PJ CB # 1799
150.00 11-16-22