



TOWN OF THOMPSON

Planning & Zoning Commission

815 Riverside Drive
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Agenda – PZC Regular Meeting

Monday, February 27, 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: February 27, 2023, 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/87972419403?pwd=bGlrOHZ0Mk0rZkVJRDN4cWlIZkZJQT09>

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 879 7241 9403

Passcode: 452958

Find your local number: <https://us02web.zoom.us/u/kReD8nzMA>

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

3. Public Hearing

PZC 23-01 Applicant Green Valley Self-Storage LLC, Zachary LaBonte, property owner of 72 Main Street, KKB Acquisition LLC, 1919 Flowers Circle, Thomasville, GA., Map 169, Block 88, Lot 65A, 65 and 64. 4.2 acres (3 lots) to develop Storage Rental Facilities (climate controlled) and Office Building.

Article 4F, Section 2-27.

Vote Required

PZC 23-03 Applicant Baystate Investment Fund LLC. Property owner of 26 Main Street, St. Joseph's Catholic Society, 18 Main Street, Thompson, CT Map 169. Block 94, Lot 3, Zone DMRD, 2.4+/- acres development of structure to 40 residential units, inclusive of 1 handicap, 4 affordable housing, 60 parking spaces, 6 electric charging stations **Article 4F, Section 2-21**

Vote Required.

4. Discuss Public Hearing and Possible Action

5. Citizens Comment

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6. **Applications:**

PZC 23-02 – Applicant LeRoy Gullaume, property owner of 365 Riverside Drive Moon Spinners LLC, 455 Meadow Court, Unit 8, Southheld, New York, Map 85, Block 51, Lot 7A, Zone TCDD, 4.54 Acres, request Zoning Permit with Site Plan Review by Commission to develop Storage Rental Facilities, **Article 4E, Section 2-19.**

Applicant request to withdraw.

PZC Application #23-05 applicant Strategic-Commercial Realty, Inc. dba Rawson Materials Applicant, property owners Lynn Rawson Landry & Cheryl Jane Foshay, 0 Quaddick Town Farm Rd, Map 145, Block 14, Lot 14, Zone R-40 gravel operation renewal permit, Zoning Regulations 2012, **Article IX, Section 5, F-1**

Vote required

PZC 23-07 Applicant Jason Lavallee, 0 Riverside Rd (corner of Riverside Rd and Azud Rd), Map 67, Block 53 Lot 1 H and 1G, Zone TCDD, owner Lavallee Construction, LLC, Rich Rd, North Grosvenordale, Ct, Special Permit request for construction of multi-family dwellings under Zoning Regulations **Article 4E, Section 2-#30.**

Acceptance for a Public Hearing.

PZC 23-08 – Town of Thompson Planning and Zoning Commission of 815 Riverside Drive, Amendment Zoning Regulations Format change, codification.

7. **Applications Received After Agenda Posted:**

8. **Old Business**

- a. CBA Education & Training Seminar Planning and Zoning – discussion of Commission attendance -
- b. Update of attendance to comply with required educational hours

9. **New Business**

- a. Planning and Zoning Commission Approval for Board of Selectman to enter into a Lease agreement with the Historical Society - Section 8-24.
- b. Connecticut Federation of Planning & Zoning Agencies Annual Conference
- c. Connecticut Land Conservation Conference

10. **Approval of the PZC Minutes**

- a. January 23, 2023 PZC Regular Meeting
- b. January 25, 2023 PZC Subcommittee Mtg. Subdivision Draft Review
- c. February 1, 2023 PZC Subcommittee Mtg. Subdivision Draft Review

11. **Reports of Officers and Staff**

- a. Town of Thompson Budget Report
- b. Planner – Review of Subdivision Regulation Meeting Schedule
- b. ZEO Memo

12. **Correspondence**

- a. Minutes: Zoning Board of Appeals – meeting February 13, 2023
- b. NECCOG – NOTICE TO ADJACENT TOWN

13. **Signing of Mylar** - none

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14. **ZBA Review:**
ZBA requested a monthly update on the clean up of Bates Auto. Report Attached.
15. **Citizens Comments:**
16. **Commissioners' Comments:**
17. **Next Meeting:**
PZC Regular meeting Monday, March 27, 2023 Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255 and via Zoom
18. **Adjournment:**

Respectfully Submitted, Cynthia Dunne Interim Recording Secretary