



# TOWN OF THOMPSON

Plan & Zoning Commission

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Agenda – PZC Regular Meeting

Monday, January 22<sup>nd</sup> 2024, 7 pm

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

Topic: PZC Regular Meeting

Time: Jan 22, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84641808283?pwd=bWpERzN1S3JDRIc0NjM4L3RqR3VDQT09>

Meeting ID: 846 4180 8283

Passcode: 639803

## 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.***

## 2. Pledge of Allegiance

## 3. Roll call and seating of alternates

## 4. Public Hearing

**PZC 23-56 –Mountford Construction, LLC** owner of 0 Logans Lane Map 137, Block 20, Lot 6M Zone Rural Residential Agricultural District (RRAD) request a 3 lot resubdivision, in compliance with 2023 Amended Sub-division Regulations **Article III and Article IV,**  
**Open Public Hearing**

## 5. Discuss public hearing.

## 6. Citizens comments

## 7. Approve minutes

## 8. Applications received

**PZC 23-55 Application –Jeffery Humes** owner of 374 Thompson Rd, Map 105, Block, 40, Lot 13, Zone Thompson Common Village District (TCVD) request a Zoning Permit with Commission Site Plan Review to operate a Country Inn with onsite events in accessory structure, Zoning Regulations **Article 9, Section 275-9.2 Table of Permitted Uses #9 and Article 2, Construction and Definitions, Country Inn**

**Action – Applicant withdrawing Application**

**PZC 24-01 Application Ghassan Nayfeh** owner of 15 Market Lane, Map 169, Block 93, Lot 3. Zone DMRD, .30 Acres request to increase existing Multi-Housing from 8 apartments to 12 apartments (increase of 4 Apartments) Zoning Permit with Site Plan Review by Commission, according to the Town of Thompson Zoning Regulations **Article 12, 274-12.2 #21 and Article 4. 275-4.4 A. and B.**

**Action - Zoning Permit with Commission Site Plan Review Discussion**

**PZC 24-02 Applicant John and Cheryl Lowinski** property owner of 90 Thompson Rd Map 87, Block 38, Lot 16 Zone Rural Residential Agricultural District (RRAD) request a 3 lot subdivision, in compliance with 2023 Amended Sub-division Regulations **Article III and Article IV,**

**Accept for a Public hearing**

**PZC 24-03 Applicant Arthur Brunner**, property Owner. Dudley Sand and Gravel, Adelina and William Healy of 0 Rachel Drive, Map 83,Block 57 Lot 5, Zone Common Residential District (CRD), .56 Acres, request a Special Permit for Multi-Family Dwellings of three of More Units in compliance with Zoning Regulations **Article 8, Section 275-8.2 #7.**

**Accept for a Public hearing**

#### **9. Reports of officers and staff**

- a. Budget
- b. Planner
- c. ZEO Memo

#### **10. Correspondence**

- a. CT Department of Energy & Environmental Protection
- b. Town of Douglas public hearing

#### **11. Signing of mylars**

- a. **PZC 23-48 Applicant** Mountford Construction Company, property owner of 2 Buckley Hill Rd, Map 59, Block 61 lot 62, Zone DMRD .82 acres, request 3 lot subdivision of property According to 2023 Amended Sub-division Article III and Article IV, Zoning Regulations Article 12, 275-12.3.

**Approved – September 25, 2023**

#### **12. Old Business**

- a. Set a new Date for the May 2024 Meeting. The date voted at the PZC Meeting is Memorial Day.

**13. New business**

- a. Sign Size waiver for 0 Riverside Dr.
- b. Robinson & Cole Notice of Exempt Modification – Facility Modification, 720 Quinebaug Rd
  
- c. Review of ZBA Minutes**
  
- d. Citizens Comments**
  
- e. Commissioners Comments**
  
- f. Next meeting February 26<sup>th</sup>, 2024**

**Adjournment**

Respectively Submitted  
Kevin Calabro, Recording Secretary