



# TOWN OF THOMPSON

Planning & Zoning Commission

P.O. Box 899  
North Grosvenordale, CT 06255  
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## Agenda – PZC Regular Meeting

Monday, February 26, 2024, 7 pm

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

Join Zoom Meeting

<https://us02web.zoom.us/j/84295010839?pwd=NktwckJnM3RFbzB3bnRRbFR5ekVoQT09>

Meeting ID: 842 9501 0839

Passcode: 123781

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

5. Discuss Public Hearing

6. Citizens comments

7. Approve minutes.

8. Applications received.

**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**,

**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**

**PZC 24-04 Applicant Johnathan Kantorski** owner of Lake Shore Properties and property of 11 Market Lane, Map 169, Block 93, Lot 4, Zone DMRD 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.**

**PZC 23-05 Dorothy Whitehead** owner of 30 Main Street, Map 169 Lot 94 Block 1 Zone DMRD request a third apartment on top floor of 2 family dwelling (increase of 1 apartment) 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.**

**PZC 23-06 Toudis, LLC, Dimitros Moutoudis,** owner of 693 Riverside Drive Map 63 Block 58. Lot 15 A Zone DMRD request use for a restaurant, Zoning Permit with site plan review by Commission according to the Town of Thompson Zoning Regulations **Article 12, 274-12.2 #13 and Article 4. 275-4.4 A. and B.**

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

- a. Budget
- b. Planner
  - 1. 2024 CLCC Conference - 23 March @ Wesleyan First draft of suggested.
  - 2. Revision options for commercial signs in the BDD/DMRD/TCDD
  - 3. Lights Out Connecticut Template from Connecticut Planning Professionals
- c. **ZEO Memo**
  - 1. Regulation Clarification of ZEO approval for non-conforming use in Districts
  - 2. Discussion of required site plan for 347 Riverside Drive future application

## **10. Correspondence**

- 1. CT Federation of Planning Quarterly Newsletter
- 2. Town Of Douglas Planning Board Public Hearing
- 3. CT Federation Of Planning & Zoning Agencies
- 4. Town Of Douglas Planning Board Public Hearing

## **11. Signing of mylars**

## **12. Old Business**

- 1. Information for Continuing Training from CLEAR Land Use Commissioner Training
- 2. NVCOG, Land use coffee hour – short term rentals

## **13. New business**

- 1. 8-24 for a proposed expansion on Town Property of the TEEG Building.

## **14. Review of ZBA Minutes**

## **15. Citizens Comments**

**16. Commissioners Comments**

**17. Next meeting March 25, 2024**

**Adjournment**

Respectively Submitted  
Kevin Calabro, Recording Secretary