



TOWN of  
**THOMPSON**  
Planning and Zoning Offices

FOR OFFICE USE ONLY Required FEE: \$335.00

*pd Receipt #*

Fee Paid: \$ \_\_\_\_\_ ☐ Cash

☐ Check # \_\_\_\_\_

Check Payable to Town of Thompson

- ☒ Variance application ☐ Certificate of Location/Motor Vehicle Repair  
☐ Appeal application ☐ Lessen Non-conforming Use

Application Number:

Application Date Received: 3/5/2020 . 20 20

20-04

Name of Applicant: Joseph + Wanda Kelley

Contact Information: 860 315 7538 . Telephone or (optional) Cell: 508 353 8196

Owner(s) of Record: Joseph + Wanda Kelley

Address of Owner(s) of Record: 86 Lowell/Davis Rd

Address of Subject Property:

Assessor's Property Information:

Map \_\_\_\_\_, Block \_\_\_\_\_, Lot \_\_\_\_\_

Deed Information: Volume \_\_\_\_\_ Page \_\_\_\_\_ Zone \_\_\_\_\_

State Nature of : ☐ Variance or ☐ Appeal: To Build house on

non conforming zone for Daughter

State Nature of Hardship or Grievance: Health issues in family

If required additional space for statement attach a type written letter to this form...

(Page 1 of 4)

MUNICIPAL BUILDING

815 Riverside Drive, P.O. Box 899 North Grosvenordale, Connecticut 06255  
Telephone: (860) 923-9475 x145 or x130 Fax: (860) 923-9897

***The following information shall accompany the application & is the responsibility of the Applicant:***

- [illegible]

Signature of Applicant Jorge F. Nelly Date 3/6/2020, 20

Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_, 20\_\_\_\_

DATE OF PUBLIC HEARING \_\_\_\_\_, 20 APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

REASON FOR DECISION \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_, 20\_\_\_\_  
Chairman, Thompson Zoning Board of Appeals

NOTE: If Variance or Appeal is approved, the applicant will receive a formal Approval which shall be recorded with the Town of Thompson's Town Clerk at the Applicant's Expense and then becomes effective 15 days after the publication of the Legal Notice of Approval. A variance is not valid until the approval has been filed in the Town Clerk's office.

**Next Page (3) List Names of Abutters**





Property Location: 0 LOWELL D.  
Vision ID: 3720

RD  
Account # 003910

MAP ID: 120/ 30/ 3/A /  
Blg #: 1 of 1  
Bldg Name:  
Sec #: 1 of 1  
Card 1 of 1  
State Use: 317V  
Print Date: 09/11/2013 10:09

CONSTRUCTION DETAIL			
Element	Cd	Ch	De

Model 00 Vacant

CONSTRUCTION DETAIL (CONTINUED)			
in	Element	Cd	Ch
Description			

MIXED USE		
Code	Description	Percentage
317V	FARMBLDGS	100

COST/MARKET VALUATION

Adj. Base Rate: 0.00  
Net Other Adj: 0  
Replace Cost: 0.00  
AYB 0

Dep Code  
Remodel Rating  
Year Remodeled  
Dep %  
Functional Obslnc  
External Obslnc  
Cost Trend Factor  
Condition  
% Complete  
Overall % Cond  
Apprais Val  
Dep % Ovr  
Dep Ovr Comment  
Misc Imp Ovr  
Misc Imp Ovr Comment  
Cost to Cure Ovr  
Cost to Cure Ovr Comment

TEMSQ) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Des
SHD1	SHED FRAME		
SHD1	SHED FRAME		
FGR2	GARAGE-GO		
		CONC. B	

UB-AREA SUMMARY SECTION

Code	Description
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Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
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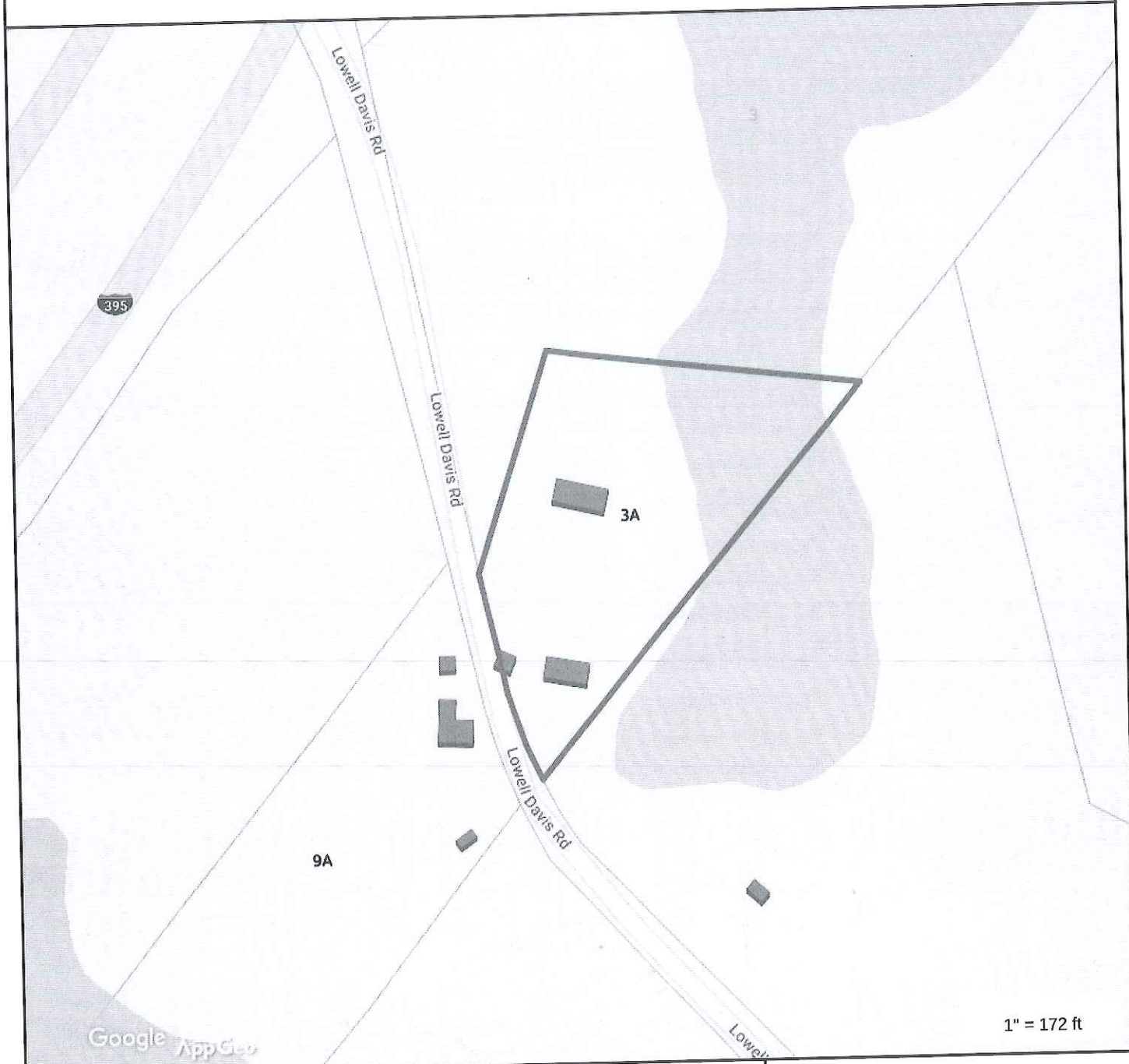
0	0	0	0	
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0	0	0	0	
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No Photo On Record

Ttl. Gross Liv/Lease,





**Property Information**

**Property ID** 3720  
**Location** 0 LOWELL DAVIS RD  
**Owner** KELLEY JOSEPH + WANDA

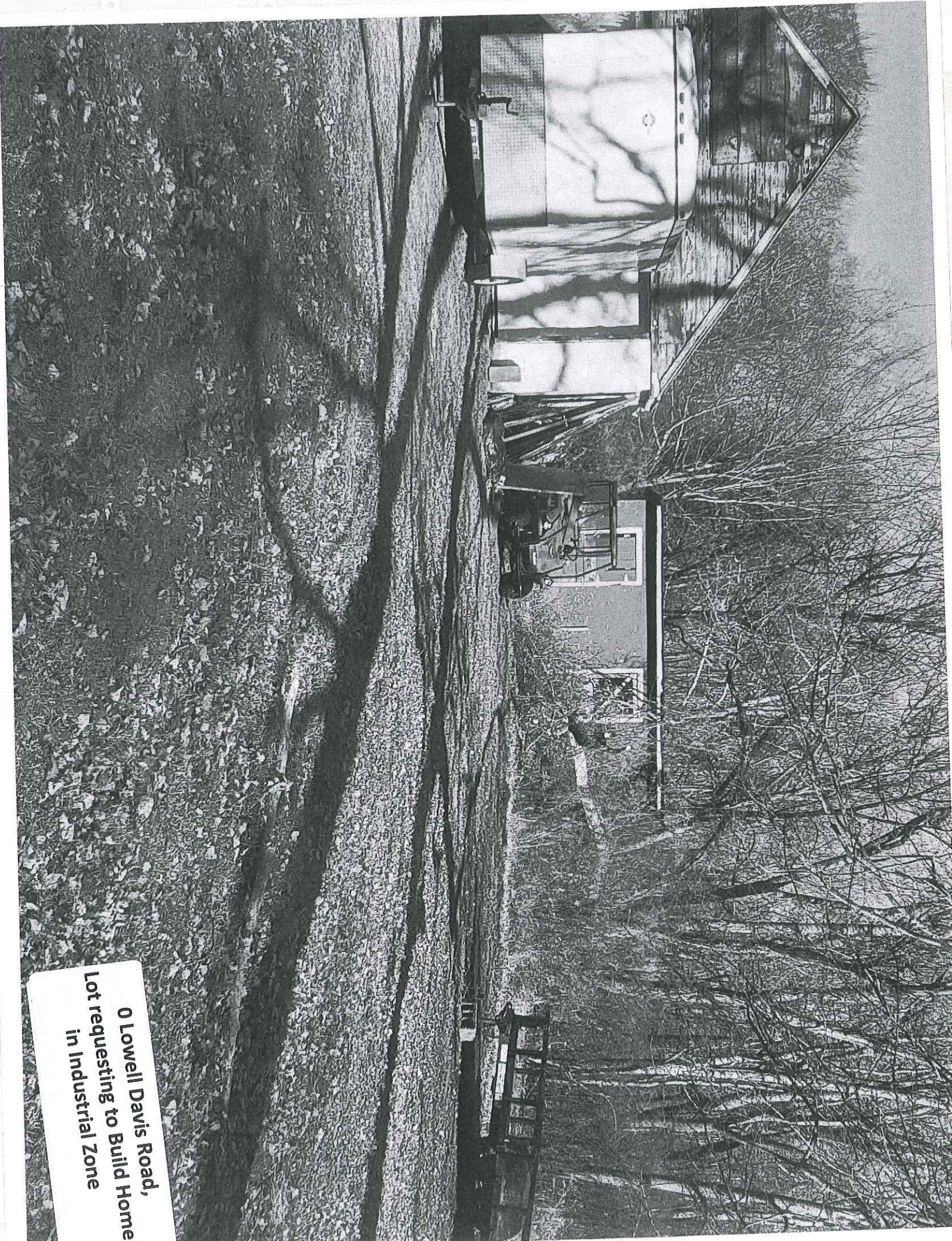


**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of Thompson, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated April 1, 2018  
 Data updated April 1, 2018





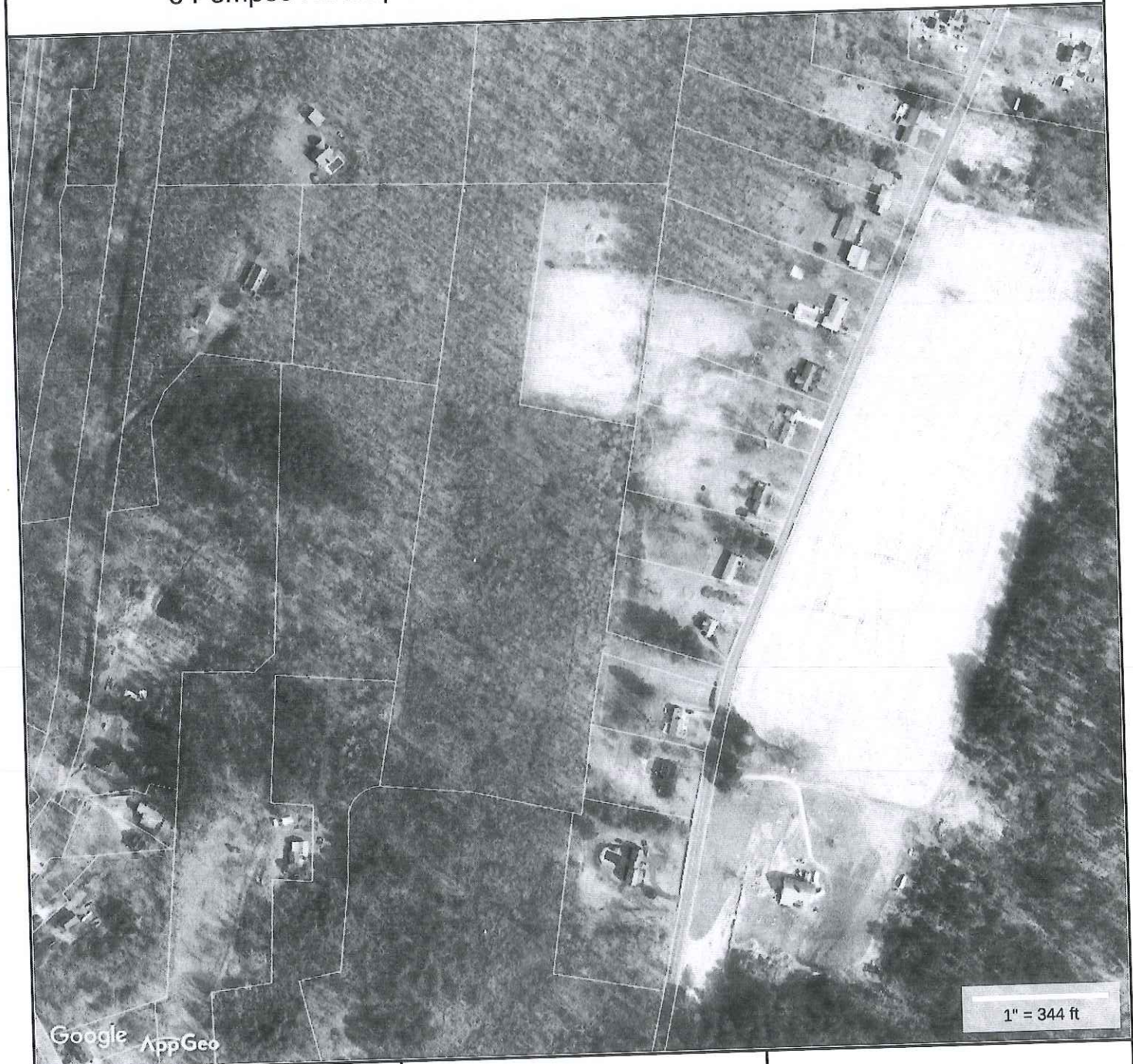
0 Lowell Davis Road,  
Lot requesting to Build Home  
in Industrial Zone



April 28, 2020

Town of Thompson, CT

0 Pompeo Rd Map 61 Block 59 Lot 5A- J. & J. Rhodes, Owners



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# *TOWN of* **THOMPSON**

## **PLANNING AND ZONING COMMISSION**

### **Minutes - Regular Meeting**

**Monday, November 25, 2019 7:00 PM**

**Merrill Seney Room, Town Hall**

Page 1 of 4

1. Call to Order, Roll Call, Seating of Alternates:

**The meeting was called to order by Vice-Chair Randy Blackmer, Jr. at 7:00 PM**

**Roll Call:** Vice-Chairman Randy Blackmer, Jr.

Charlene Langlois	Alvan Hill	John Rice	Christine Chatelle
Robert Werge, Sr.	John B. Lenky	David Poplawski	Missy Desrochers

**Absent:** Joseph Parodi-Brown, Mike Krogul, Brian Santos & Chris Nelson

**Alternates Seated:** A. Hill for J. Parodi-Brown and D. Poplawski for M. Krogul

**Staff Present:** C. Dunne, Zoning Enforcement Officer; T. Penn-Gesek, Town Planner; D. Minarik, Recording Secretary

2. Public Hearing:

a. **PZC Application #19-26:** Applicant: Joel Rines, Owner: 915 Riverside Dr. LLC., of 915 Riverside Drive, Map 167, Block 60A, Lot 1, Zone IND, Special Permit for light manufacturing of CBD products for wholesale - **WITHDRAWN**

b. **PZC Application #19- 27:** Applicant and Owner: Joseph & Wanda Kelley, of 0 Lowell Davis Rd, Map 101, Block 412, Lot 9/A, Zone IND and 86 Lowell Davis Rd, Map 120, Block 30, Lot 3/A, Zone IND, requesting a Zone Change from IND to R80 to build a house on 0 Lowell Davis Rd.

**Robert Werge, Sr. recused himself because he lives on this road and owns property close to this lot, and went to the back of the room.**

Owner Joseph Kelley was present and stated they bought the property last year with intentions of their daughter moving into their current home at 86 Lowell Davis Rd and they would build a house on new property; when purchased they did not know it was zoned IND; current Reg's does not allow building a residential home on property zoned IND. In new proposed Reg's, it's possible the zoning will be changed for these lots which would allow building a residential home on it. Suggested they withdraw this application and wait until the new Reg's are accepted; discussion on refunding or waiving application fee

**John B. Lenky moved and David Poplawski seconded the motion to close the Public Hearing. A roll call vote was taken. The motion carried.**

3. Discuss Public Hearing and Possible Action:

a. PZC Application #19-26: **Withdrawn**

b. PZC Application #19- 27: **John B. Lenky moved and David Poplawski seconded the motion to refund PZC Application #19-27 fee after the applicant withdraws this application.** No discussion. A roll call vote was taken:

<b>Randy Blackmer, Jr. – Yes</b>	<b>Charlene Langlois – Yes</b>	<b>Alvan Hill – Yes</b>
<b>Christine Chatelle – Yes</b>	<b>John B. Lenky – Yes</b>	<b>John Rice – Yes</b>
<b>David Poplawski – Yes</b>	<b>Missy Desrochers – Yes</b>	

**The motion carried.**

MUNICIPAL BUILDING

**815 RIVERSIDE DRIVE · NO. GROSVENORDALE, CONNECTICUT 06255**

**TELEPHONE (860) 923-9475 · FAX (860) 923-9897**