



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

**Agenda -- Regular Meeting
Monday, July 27, 2015 7:00 PM
Merrill Seney Room, Town Hall**

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1. Roll call and seating of alternates
2. Public Hearing
 - a. **Application 15-12:** Capital Development Partners, LLC, Applicant. Henry A. Deming Trust, Owner of Record. For property at 0 Riverside Dr. Map 63/Block 94A/Lot 1B/Zone C. Special Permit request for construction of a new approximately 9,200 square foot Dollar General Retail building with 43 surface parking spaces, drive isles and associated utilities.
 - b. **Application 15-15:** Toudis, LLC, Applicant. TLC Group, LLC, Owner of Record. For property at 0 Riverside Dr. Map 63/Block 58/Lot 15A/Zone NC. Special Permit request for construction of a Dunkin Donuts restaurant with drive through and parking.
3. Discuss Public Hearing and Possible Action
4. Approve minutes
 - a. Regular meeting: June 22, 2015
 - b. Special meeting: June 30, 2015
5. Applications received
 - a. **Application 15-16:** C-Tec Solar, LLC, Applicant. Ben Barrette, Owner of Record. For property at 0 Ballard Rd. Map 87/Block 53/Lot 9C/Zone I. Special Permit request for to install 8 acres solar farm on a 49 acre lot.
6. Applications received after agenda posted
7. Citizens Comments
8. Reports of Officers and Staff
 - a. ZEO Report
9. Correspondence – (*sent only via email)
 - a. Agenda: Planning and Zoning Commission, July 27, 2015.
 - b. Minutes: PZC Regular Meeting, June 22, 2015, Special Meeting, July 30, 2015
 - c. ZEO Report
 - d. *Agenda and Minutes: Zoning Board of Appeals, July 13, 2015.
 - e. *Received June 16, 2015: Webster Office of Engineering & Planning Special Permit Decision Notice.

- f. *Received June 16, 2015: Webster Planning Board Site Plan Approval Notice, Harry's Way Realty, LLC.
 - g. *Received June 16, 2015: Webster Planning Board Site Plan Approval Notice, Webster Middle School.
 - h. *Received June 22, 2015: Webster Zoning Board of Appeals Public Hearing Notice for Special Permit Application.
 - i. *Received June 22, 2015: Webster Zoning Board of Appeals Public Hearing Notice for Variance Application.
 - j. *Received June 22, 2015: Letter from Sharon Recore to Paul A. Lenky, First Selectman.
 - k. Received July 21, 2015: Town of Thompson Fiscal 2015-2016 and Capital Improvement Program Approved.
10. Signing of Mylars
11. Old Business
- a. Application 15-14: CGS 8-24 Referral- Conservation easements on 5 Town-owned conservation properties.
12. New Business
13. Commissioners' Comments
14. Review of ZBA Applications: None
15. Next Meeting
- a. Monday, August 24, Merrill Seney Room, Town Hall.
16. Adjournment

Tina Fox
Recording Secretary