



*TOWN of*  
**THOMPSON**

**PLANNING AND ZONING COMMISSION**

**Agenda -- Regular Meeting**

**Monday, September 28, 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 15-16:** 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. **(Postponed from August 24, 2015)**
3. Discuss Public Hearing and Possible Action
4. Approve minutes
  - a. Regular meeting: August 24, 2015
5. Applications received
  - a. **Application 15-21:** Lavallee Construction, LLC, Owner of Record. For Property at 0 Kapitulik Rd. Map 39/Block 88/Lot 170/Zone RA-80. Subdivision application to create three residential building lots.
  - b. **Application 15-22:** Thompson International Speedway, LLC, Applicant. Donald Hoenig, Irrevocable Trust; Donald R. Hoenig; Donald J. Hoenig II; Jonathan D. Hoenig, Owners of Record. For property at 205 E. Thompson Rd. Map 137/Block 20/Lot 5/Zone R-80. Requesting special permit to hold live music festival type events during summer of 2016.
  - c. **Application 15-23:** 962 Riverside Thompson, LLC, Applicant and Owner of Record. For property at 962 Riverside Dr. Map 167/Block 88/Lot 24/Zone R-80. Special permit requested for adaptive reuse and rehabilitation of an existing building to create twelve residential apartments and ground floor commercial/retail space.
  - d. **Application 15-24:** Gabriel J. Mayotte, Applicant and Owner of Record. For property at 56 Linehouse Rd. Map 38/Block 718/Lot 4/Zone RA-80. Requesting Home Occupation for a home office used for book keeping, and keeping a small dump truck on property.
  - e. **Application 15-25:** Scott Bennett, Applicant and Owner of Record. For property at 28 Richard Bennett Lane. Map 137/Block 7/Lot 5-I/Zone R-40. Requesting Home Occupation for home office for sole proprietorship business.
6. Applications received after agenda posted
7. Citizens Comments
8. Reports of Officers and Staff
  - a. ZEO Report
  - b. Director of Planning and Development Report
  - c. Budget Report

9. Correspondence – (\*sent only via email)
  - a. Agenda: Planning and Zoning Commission, September 28, 2015.
  - b. Minutes: PZC Regular Meeting, August 24, 2015
  - c. ZEO Report
  - d. Director of Planning and Development Report
  - e. Budget Report
  - f. \*Agenda and Minutes: Zoning Board of Appeals, September 14, 2015.
  - g. Invoice No. 3096, dated 06/30/13 for Vanghel 12 Unit Condominium Project approved 06/24/13.
  - h. \*Received August 27, 2015: Town of Douglas Planning Board Notice of Public Hearing.
  - i. Received September 3, 2015: Thompson Inland Wetlands Commission Approval of Permit Extension
  - j. Received September 3, 2015: Letter from Mary Ann Chinatti sent to Jonathan Whipple Re: PZC SUB 2007-04.
  - k. Received September 3, 2015: Letter from Mary Ann Chinatti sent to Marianapolis Preparatory School, Inc. Re: PZC SUB 2005-02,
  - l. Received September 3, 2015: Thompson Inland Wetlands Commission Approval of Permit Extension.
  - m. Received September 8, 2015: Letter from Janet Blanchette to Greg Lee regarding presentation at the September 28, 2015 PZC meeting.
  - n. \*Received September 14, 2015: Town of Webster Planning Board Public Hearing Notice.
10. Signing of Mylars
  - a. 1020 Riverside Dr. – Dance Studio
  - b. 0 Riverside Dr. – Dollar General
  - c. 693 Riverside Dr. – Dunkin Donuts
11. Old Business
12. New Business
  - a. Janet Blanchette, J&D Civil Engineers, LLC – Informational Presentation re Photovoltaic System for School and Town Hall
13. Commissioners' Comments
14. Review of ZBA Applications: None
15. Next Meeting
  - a. Monday, October 26, 2015  
Merrill Seney Room, Town Hall.
16. Adjournment

RECEIVED  
TOWN OF THOMPSON CT  
2015 SEP 24 A 10:06  
*Cheryl F. Darling, Jr.*  
TOWN CLERK

Tina Fox  
Recording Secretary