

THOMASTON PLANNING & ZONING COMMISSION
158 Main Street Thomaston CT 06787 MEETING ROOM #1, 4th FLOOR
Regular Meeting Wednesday September 10th – 7:00 PM

Board Members

Ralph Celone Chairman
Tom Mueller Vice Chairman
Joseph Hartz Secretary
Michael Clarizio Regular Member
Brain Davis Regular Member
William Guerrera Alternate Member
Patrick Hyres Alternate Member

Agenda

1. Call to Order and Pledge of Allegiance:

2. Public Hearings:

Plan of Conservation and Development Adoption

4. Approval of Minutes:

a. June 4th Meeting

5. Old Business:

- a. Plan of Conservation and Development Review and Discussion
- b. Smoke Shop Regulation Draft.
- c. Update on Letter dated September 18, 2023 from George Touponse, III of Long Horizon Development requesting release of bonding for as-built survey and plantings at Whispering Pines associated with Approval #2021-08-18-02.

6. New Business:

- a. Short-term Rental Regulation
- b. 219 Elm Street: Old Manufacturing Building is for Sale
- c. 439 South Main Street: Special Permit SP 25-02 for an Auto Dealers License

7. Communications:

- a. Connecticut Municipal Development Authority Discussion and referral to Board of Selectman
- b. Pending FOI Updates: Nancy Griswold vs Planning and Zoning

8. Reports Of Officers, Staff, And Committees:

- a. Land Use Administrator Zoning Enforcement Report.
 - i. 1 Waterbury Road: Removal of Cease-and-Desist Order
 - ii. 172 South Main Street: Still in Violation
 - iii. 174 Elm Street: Outdoor Accumulations

b. Land Use Legal Budget Review

September 9, 2025
02:38 PM

TOWN OF THOMASTON
2026 Detail Expenditure Year Analysis

Page No: 1

Range of Accounts: 001-60-616-520-305 to 001-60-616-520-310 Include Cap Accounts: Yes As Of: 09/09/25
Skip Zero Activity: Yes

NOTE: This report includes ONLY activity originally Budgeted/Charged to Budget Year 6.
Prior Year Budgeted/Encumbered/Payable amounts rolled to Budget Year 6 have been EXCLUDED.

Account No	Description	Budgeted	Transfers	Encumber	Net Expd/Reimb	Payable	Balance YTD	%Used
001-60-616-520-305	PROF & TECH SVC - LEGAL	30,000.00	0.00	20,835.00	4,665.00	0.00	4,500.00	85
Control: NOC	Total	30,000.00	0.00	20,835.00	4,665.00	0.00	4,500.00	85
Department: 616	HOUSING, LAND USE & DEVELOPMENT Total	30,000.00	0.00	20,835.00	4,665.00	0.00	4,500.00	85
Fund: 001	GENERAL FUND Budgeted Total	30,000.00	0.00	20,835.00	4,665.00	0.00	4,500.00	85
Fund: 001	GENERAL FUND Non-Budgeted Total	0.00	0.00	0.00	0.00	0.00	0.00	0
Fund: 001	GENERAL FUND Total	30,000.00	0.00	20,835.00	4,665.00	0.00	4,500.00	85
Final Budgeted		30,000.00	0.00	20,835.00	4,665.00	0.00	4,500.00	85
Final Non-Budgeted		0.00	0.00	0.00	0.00	0.00	0.00	0
Final Total		30,000.00	0.00	20,835.00	4,665.00	0.00	4,500.00	85

9. Executive Session:

10. Action Regarding items discussed in Executive Session

11. Adjournment

Respectfully Submitted,
Tony Adili
Land Use Administrator