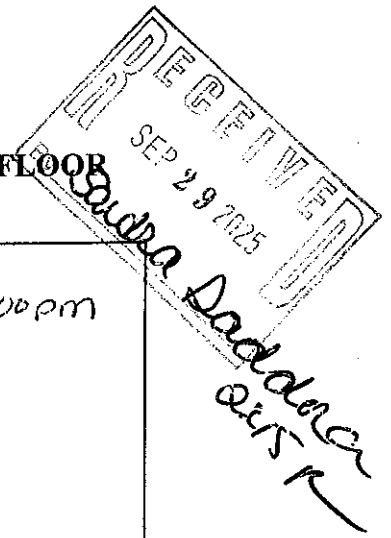


THOMASTON PLANNING & ZONING COMMISSION
158 Main Street Thomaston CT 06787 MEETING ROOM #1, 4th FLOOR
Regular Meeting Wednesday September 10th - 7:00 PM
OCTOBER 1, 2025



Board Members	<i>amended</i>
Ralph Celone Chairman	<i>9/30/25 4:00pm</i>
Tom Mueller Vice Chairman	<i>J.A.</i>
Joseph Hartz Secretary	
Michael Clarizio Regular Member	
Brain Davis Regular Member	
William Guerrero Alternate Member	
Patrick Hyres Alternate Member	

Agenda

1. Call to Order and Pledge of Allegiance:

2. Public Hearings:

- a. 439 South Main Street: Special Permit SP 25-02 for an Auto Dealers License
- b. Smoke Shop Regulation: Text Amendment for Smoke Shops
Applicant: Town of Thomaston Planning and Zoning Commission
- c. Short-Term Rental Regulations: Text Amendment for Short-Term Rentals
Applicant: Town of Thomaston Planning and Zoning Commission

4. Approval of Minutes:

- a. September 10th, 2025

5. Old Business:

- a. Smoke Shop Regulation Draft.
- b. Short-Term Rentals
- c. 439 South Main Street: Special Permit SP 25-02 for an Auto Dealers License
- d. 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:

7. Communications:

- a. Connecticut Municipal Development Authority Update
- b. Regional Plan of Conservation of Development
- c. Pending FOI Updates: Nancy Griswold vs Planning and Zoning

8. Reports Of Officers, Staff, And Committees:

- a. Land Use Administrator Zoning Enforcement Report.
 - i. 172 South Main Street: Still in Violation
 - ii. 174 Elm Street: Outdoor Accumulations