

THOMASTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES-September 10, 2025

Present: Ralph Celone, Chair; Tom Mueller, Vice-Chair; Joe Hartz, Secretary; Mike Clarizio, Brian Davis

Absent: William Guerrera, Alternate; Patrick Hyres, Alternate

Also Present: Tony Adili, Land Use Administrator/ZEO; Rich Sileo, Board of Finance Chair/First Selectmen Candidate; Savannah-Nicole Villalba, NVCOG; Emely Ricci, NOCOG; Heidy Coronel, NVCOG; Bert Galpin, Chair POCD Steering Committee, Lissa Jennings and Amy Schumann POCD Steering Committee; Sara Walker, Recording Secretary

CALL TO ORDER: 7:00PM

PUBLIC HEARING

Plan of Conservation and Development Adoption:

Chair Celone read a letter to the Planning and Zoning Commission from Steve Dunskey, 790 Old Northfield Road; dated September 9, 2025, Regarding Draft Plan of Conservation and Development 2025-2035 and his concerns for open space and land conservation in Thomaston. The letter was admitted into the official record.

A letter sent to NVCOG was read by S.N. Villalba from James Newton, Science Teacher at Thomaston High School, Branch Road regarding the POCD specifically transportation and pedestrian bridge connecting the Thomaston High School nature center to Black Rock State Park. This letter was also admitted into the official record with an adjoining map.

A brief discussion ensued.

Chair Celone then opened the Hearing to Public Comment:
No Comments from the gallery.

Chair Celone then noted there was a recent email from S.N. Villalba of NVCOG regarding Recommended Final Revisions to the 2025-2035 Thomaston Plan of Conservation and Development. Chair Celone then had her present the Recommended Revisions to the Commission as well as into the record.

Chair Celone also suggested adding this Memorandum to the final 2025-2035 Plan of Conservation and Development.

Lissa Jennings, 550 Fenn Road, EDC Chair, POCD Steering Committee Member spoke in favor of closing the public hearing and finalize the document

**THOMASTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES-September 10, 2025**

MOTION made by M. Clarizio, Seconded by T. Mueller to CLOSE the Public Hearing on the Plan of Conservation and Development 2025-2035. Motion passed unanimously.

MOTION made by J. Hartz, Seconded by T. Mueller to APPROVE the recommended revisions identified in the memo titled, “090925- Recommended Final Revisions to the 2025-2035 Thomaston Plan of Conservation and Development” to the 2025-2035 Plan of Conservation and Development. Add page 56 to include the Open Space Inventory one pager and do a final page reference with citations for the additional pages; for the Town of Thomaston. Motion passed unanimously.

MOTION made by T. Mueller, Seconded by M. Clarizio to APPROVE the 2025-2035 Town of Thomaston Plan of Conservation and Development with the incorporated revisions as motioned by Joe Hartz (Unanimous) and set an effective date for October 1, 2025. Motion passed unanimously.

APPROVAL OF MINUTES: June 4, 2025, Regular Meeting

MOTION made by T. Mueller, Seconded by M. Clarizio to APPROVE the June 4, 2025, Regular Meeting Minutes as presented. Motion passed with one abstained (J. Hartz).

OLD BUSINESS

- a. Plan of Conservation and Development-Approved earlier this meeting
- b. Smoke Shop Regulation Draft: T. Adili presented a draft of smoke shop regulations for the town of Thomaston drafted with guidance from state statues as well as local towns of similar size as models. Discussion ensued.

MOTION made by M. Clarizio, Seconded by T. Mueller to hold a PUBLIC HEARING on the Draft Smoke Shop Regulation at the October 1, 2025, Regular Meeting. Motion passed unanimously.

- 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 planting at Whispering Pines associated with Approval #2021-08-18-02.

T. Adili and R. Celone (aiding an under the weather T. Adili) read a memorandum for Joe Perugini PE Weston & Sampson indicating not all conditions of release had been met. Awaiting a response from George Touponse.

NEW BUSINESS

- a. Short-Term Rental Regulation-T. Adili presented a draft of short-term rental regulations modeled after local towns. Discussion ensued.

**THOMASTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES-September 10, 2025**

MOTION made by T. Mueller, Seconded by J. Hartz to hold a PUBLIC HEARING on the Draft Short-Term Rental Regulation at the October 1, 2025, Regular Meeting. Motion passed unanimously.

- b. 219 Elm Street: Old Manufacturing Building for sale.
R. Celone mentioned the Commission, in the past put together a “floating zone” of commercial on first floor and housing above; specifically, for that building when it was up for sale in the previously. That Zone still exists and may be of interest to any potential buyers.
- c. Special Permit Application SP-25-02 for an Auto Dealers License at 439 South Main Street.
Applicant: Teren Thomas
Owner: Jason Pinette

MOTION made by to M. Clarizio, Seconded by T. Mueller to ACCEPT Special Permit Application SP-25-02 for a Used Car Dealership at 439 South Main Street and set the PUBLIC HEARING for the October 1, 2025, Regular Meeting.

COMMUNICATIONS

- a. Connecticut Municiple Development Authority: Discussion ensued

MOTION made T. Mueller, Seconded by B. Davis to DIRECT Jeton Adili, Land Use Administrator/ZEO for Town of Thomaston to DRAFT a letter to First Selectman Ed Mone endorsing the Planning and Zoning Commissions desire to join the CMDA. Motion passed unanimously.

- b. Pending FOI Updates: Nancy Griswold vs Planning and Zoning
T. Adili reports there are Four (4) Pending cases right now all pertaining to executive sessions. Chair Celone inquired how much time the FOI Commission has to render a decision. T. Adili states there is no set time frame.

REPORTS OF OFFICERS, STAFF AND COMMITTEES

- a. Land Use Administrator/Zoning Enforcment Report
 - i. 1 Waterbury Road-T. Adili reports the Cease and Desist can be removed as he was permitted to inspect the property.

MOTION made by T. Mueller Seconded by J. Hatz to REMOVE the CEASE-AND-DESIST ORDER at 1 Waterbury Road based on Jeton Adili ZEO/Land Use Administrators site visit and findings and recommendations. Motion passed unanimously.

**THOMASTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES-September 10, 2025**

- ii. 172 South Main Street: Property still in violation
- iii. 174 Elm Street: Outdoor Accumulations. T. Adili reports he is in contact and working with the property owner.

LAND USE BUDGET REVIEW

Discussion ensued.

MOTION made by T. Mueller, Seconded by M. Clarizio to AMEND the Agenda for discussion on the minutes of the June 4, 2025, Regular Meeting. Motion passed with one abstained. (J. Hartz)

Chair Celone then inquired as to what T. Mueller wanted to discuss. T. Mueller noted that there should be a notation on the June 4, 2025, Regular Meeting minutes that no discussion or vote was needed with regard to Executive Session. Just to close it out. (No Vote Needed) Chair Celone stated he would like to see this going forward. Either a vote or no vote reflected on the minutes.

MOTION made by T. Mueller, Seconded by M. Clarizio to AMMEND the June 4, 2025, Regular Meeting Minutes to reflect a No Vote Necessary under *Action Regarding Items Discussed in Executive Session*. And to ACCEPT the June 4, 2025, Regular Meeting Minutes as Amended. Motion passed with one abstained (J. Hartz)

MOTION made by T. Mueller, Seconded by M. Clarizio to AJOURN at 8:12 PM. Motion passed unanimously.

Respectfully Submitted,

Sara Walker,
Recording Secretary