

**THOMASTON PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES-October 1, 2025**

**Present:** Ralph Celone, Chair; Tom Mueller, Vice-Chair; Joe Hartz, Secretary

**Absent:** Brian Davis, Mike Clarizio, William Guerrero, Alternate; Patrick Hyres, Alternate

**Also Present:** Tony Adili, Land Use Administrator/ZEO; Sara Walker, Recording Secretary; Jason Pinette, Teven Thomas, Antonio (Tony) Lares

**CALL TO ORDER: 7:00PM**

**PUBLIC HEARINGS**

a. Special Permit SP 25-02 for an Auto Dealers License at 439 South Main Street

Owner: Jason Pinette

Applicant: Teven Thomas

Jason Pinette, Teven Thomas, and Antonio Lares presented the plans to open a used car dealership at the back of the property where their existing business Auto Lab. The site plan was reviewed and discussed.

Chair Celone opened the hearing up to public comment. No public present, no comment made.

**MOTION made by T. Mueller, Seconded by J. Hartz to CLOSE the Public Hearing. Motion passed unanimously.**

**MOTION made by T. Mueller, Seconded by J. Hartz to APPROVE Special Permit Application SP-25-02 for an Auto Dealers License at 439 South Main Street. Motion passed unanimously.**

Chair Celone noted George Touponse, III seated in the room and asked the commission if they wanted to move him up on agenda.

**MOTION made by T. Mueller, Seconded by J. Hartz to MOVE Agenda item 5d (Old Business) to be heard immediately. Motion passed unanimously.**

5d. 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.

George Touponse, III spoke of finishing items up at Whispering Pines in relation to Approximately \$88567. Mr. Touponse indicated he emailed T. Adili requesting a few more months to put property corners 6 (pins) up in the northwest corner of the property.

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Explaining the GPS does not get a proper read with the leaves still on the trees. He noted the other items listed by Weston and Sampson have been completed already. He requested a release of most of the bond. Commissioners discussed the bond release.

**MOTION made by T. Mueller, Seconded by J. Hartz to RELEASE two thirds (\$) of the bond now; holding one third for the remaining open items relating to the bonding for As-Built Survey at Whispering Pines Approval #2021-08-18-02. Authorizing Tony Adili to release the remaining one third to George Touponse,III minus any expenses to the Town of Thomaston. Motion passed unanimously.**

**PUBLIC HEARINGS CONTINUED**

b. Smoke Shop Regulations-Text Amendments for Smoke Shop Regulations:

T. Adili reports in concurrence with the (EDC) adjusting Sections:

3b. Location of Smoke Shops section to read “Shall not be located within 750 feet, property line to property line, from another smoke shop. Distance shall be measured in a straight line from the nearest property line of the smoke shop to the nearest property line of the protected use”

4a. There shall be no illumination of a Sign advertising tobacco or other products containing nicotine at any time;

4b. There shall be no signage that advertises tobacco or other products containing nicotine brands names or utilizes graphics related to tobacco, other products containing nicotine or paraphernalia on the exterior of the building in which the store is located.

Smoke Shops are allowed in all Zones but residential.

A Special Permit is required for Smoke Shops.

Chair Celone again noted for the record no public was present for comment or questions.

**MOTION made by T. Mueller, Seconded by J. Hartz to CLOSE the Public Hearing on Smoke Shop Regulations. Motion passed unanimously.**

Discussion of the effective date for new regulations as well as the six-month moratorium ensued.

**MOTION made by T. Mueller, Seconded by J. Hartz to ADOPT the Smoke Shop Regulations as presented effective October 20, 2025. Motion passed unanimously.**

c. Short Term Rental Regulations:

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**4. Permitted Locations and Approvals**

Commerical Zones (GC, M1, M2) and Downtown Development District=Site Plan Approval

Residential Zones= Special Permit Approval

Commission members discussed Owner/Operator contact information and requirements.

**MOTION made by T. Mueller, Seconded by J. Hartz to CONTINUE the Public Hearing on Short Term Rentals to the November 5, 2025, Regular Meeting. Motion passed unanimously.**

**APPROVAL OF MINUTES:**

September 10, 2025, Regular Meeting

**MOTION made by T. Mueller, Seconded by J. Hartz to APPROVE the Minutes of the September 10, 2025, Regular Meeting as presented. Motion passed unanimously.**

**NEW BUSINESS:** nothing

**COMMUNICATIONS**

- a. Connecticut Municiple Development Authority: Board of Selectmen holding a Public Hearing 6pm before Selectmen's Regular Meeting October 7, 2025, Selectmen's Conference Room. David Coris will be present to answer questions.
- b. Regional Plan of Conservation and Development: NVCOG is putting together a regional plan for the first time. T. Adili reports he is on the Steering Committee.
- c. Pending FOI Updates: Nancy Griswold vs Planning and Zoning-October 6, 2025, hearing continued.

**REPORTS OF OFFICERS, STAFF AND COMMITTEES**

- a. Land Use Administrator/Zoning Enforcment Report
  - i. 172 South Main Street: Property still in violation-cars still there
  - ii. 174 Elm Street: Outdoor Accumulations. T. Adili reports 2 trucks removed from property. Still working on.

J. Hartz inquired about the Smoke Shop Sign on 310 South Main Street. He inquired as to whether the sign was approved and conforming. It was noted by both Chair Celone and T. Adili that they never submitted an application nor came before the Planning and Zoning Commission. It was further stated the signs' size was a clear violation of the signage regulations. And the Commission directed T. Adili as ZEO to contact the property owner.

**LAND USE BUDGET REVIEW**

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Discussion ensued.

**EXECUTIVE SESSION:** None

**ACTIONS REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION:** N/A

**ADJOURNMENT**

**MOTION made by T. Mueller, Seconded by J. Hartz to ADJOURN the meeting at 7:38PM.  
Motion passed unanimously.**

Respectfully Submitted,

Sara Walker,  
Recording Secretary