

**THOMASTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES-NOVEMBER 5, 2025**

Present: Tom Mueller, Vice-Chair; Michael Clarizio, Brian Davis, William Guerrero, Alternate; Patrick Hyres, Alternate

Absent: Ralph Celone, Chair; Brian Davis, Secretary

Also Present: Tony Adili, Land Use Administrator/ZEO; Sara Walker, Recording Secretary

Call To Order: 7:00PM

Public Hearing:

Short-Term Rental Regulations: Text Amendment for Short-Term Rentals

Applicant: Town of Thomaston Planning and Zoning Commission

T. Mueller comments:

1. Paragraph 4 Permitted Locations and Approvals: add M1 and M2 Industrial.
2. Add Section d. under Permitted Locations to reflect the following: Commercial Zones General Commercial, M1, M2 Industrial and Downtown Development **as well as** Residential Zones (The Commission may impose reasonable conditions related to parking, occupancy limits, noise control, trash management, and other measures to mitigate potential impacts on the neighborhoods.)
3. Registration: # 4 If there is a change in ownership of the property, or contact person, immediately within 24 hours the ZEO shall be provided with updated contact information.

Review and Discussion of language by commission ensued.

T. Mueller opened the hearing to the public and asked for the record to reflect there was no public present.

MOTION made by M. Clarizio, Seconded by W. Guerrero to CLOSE Public Hearing on Short-Term Rentals. Motion passed unanimously.

Approval of Minutes:

Tabled until December Regular Meeting.

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Old Business:

- a. Discussion of what has changed within the Short-Term Rental Regulation and Public Notice time frame. It was determined that November 26, 2025, would be the effective date.

MOTION made by W. Guerrero, Seconded by B. Davis to APPROVE the Short-Term Rental Regulations text amendments AS AMENDED with an effective date of November 26, 2025. Motion passed unanimously.

- b. Connecticut Municipal Development Authority: T. Adili reports the Board of Selectmen opted in last month, and the CMDA will begin reviewing Zoning Regulations for Thomaston. Discussion ensued.
Website: wearecmda.com

New Business:

POCD Implementation: T. Adili provided the Commission packets of POCD strategies he believes relate to Planning and Zoning. He requested commissioners review and select 3-5 items to discuss at the next meeting.

Communications:

- a. Pending FOI Updates: Nancy Griswold vs Planning and Zoning packet provided for review. No discussion.
- b. FOI Training: February 4, 2026, at 6PM.
- c. 2026 Meeting Schedule: Reviewed

MOTION made by B. Davis, Seconded M. Clarizio to APPROVE the 2026 Meeting Schedule as Presented. Motion passed unanimously.

Reports of Officers, Staff and Committees:

- a. Land Use Administrator Zoning Enforcement Report
 - i. 172 South Main Street: still in violation, property owner in bankruptcy proceedings
 - ii. 174 Elm Street: Outdoor Accumulation. T. Adili to do final inspection
 - iii. 310 South Main Street: Signage, some removed from various stores on property
- b. Land Use Legal Budget Review

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T. Adili reports that the budget is fine; he must start working on next year's budget.

Executive Session: None

Action Regarding items discussed in Executive Session: N/A

Adjournment:

MOTION made by M. Clarizio, Seconded by B. Davis to ADJOURN the meeting at 7:40PM. Motion passed unanimously.

Respectfully Submitted,
Sara Walker, Recording Secretary