

**THOMASTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES-DECEMBER 3, 2025**

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Present: Ralph Celone, Chair; Tom Mueller, Vice-Chair; Joe Hartz, Secretary;
Mike Clarizio, Brian Davis, William Guerrero, Alternate; Patrick Hyres, Alternate

Absent: None

Also Present: Tony Adili, Land Use Administrator/ZEO; Rich Sileo, First Selectman;
Laura Fitch, Tax Collector; Sara Walker, Recording Secretary

Call To Order: 7:02PM

Public Hearing: None

Approval of Minutes:
November 5, 2025, Regular Meeting

MOTION made by T. Mueller, Seconded by B. Davis to AMEND the Minutes of the November 5, 2025, Regular Meeting as follows (Under Absent: CHANGE Brian Davis to Joe Hartz) and APPROVE the Minutes AS AMENDED. Motion passed with 2 Abstained (R. Celone and J. Hartz).

Old Business:
a. POCD Implementation:

MOTION made by T. Mueller, Seconded by J. Hartz to TABLE POCD Implementation until the next Regular Meeting. Motion passed unanimously.

New Business:

- a. Historic Preservation-W. Guerrero voices his concerns and comments on preserving historic buildings and whether the Planning and Zoning Commission should be regulating the preservation of such properties. Chair Celone states it is worth looking into however the Commission would need legal opinion because it might be beyond the Planning and Zoning Commissions reach.
Discussion Ensued.
Chair Celone again said the Commission needed to verify legality before anything.
- b. Letter of Thank You to Ralph Celone; T. Adili asks Commission to Direct him to write an official Letter of Thanks to Ralph Celone for his years of service to the Planning and Zoning Commission.

MOTION made by J. Hartz, Seconded by T. Mueller to have Tony Adili DRAFT a Thank You Letter to Ralph Celone for his 30 years of Service to the Town of Thomaston. Motion passed with 1 abstained (R. Celone).

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c. **Potential Changes to Fee Schedule due to Advertising Costs:**

R. Celone states that the Board of Selectmen sets the Fees. T. Adili reports that since Hearst Media bought the Republic American Newspaper the advertising fees have gone up. He has discussed the matter with First Selectman R. Sileo. It is likely the Board of Selectmen will opt to cover the additional cost by increasing the Fees. R. Celone suggests drafting proposed Fees for the next regular meeting for the commission to discuss then send to the Board of Selectmen.

d. **Housing Bill HB 8002- Signed into law.** R. Sileo, First Selectman, states NVCOG is working on "unpacking" the Bill. Additionally, has asked CDMA to meet with Tony Adili and himself to see how they can utilize those funds.

Communications:

- a. **Pending FOI Updates:** Nancy Griswold vs. Planning and Zoning
Nothing new. Hearing on December 10th on Executive Session.

Reports of Officers, Staff and Committees:

- a. **Land Use Administrator Zoning Enforcement Report.**
- i. 172 South Main Street: Still in Violation- property in bankruptcy
 - ii. 174 Elm Street: Outdoor Accumulations-removed 2 more items from property
 - iii. 310 South Main Street: Signs-some signs removed. T. Adili to send more letters after the holidays.
 - iv. Signs in General- T. Adili reports he is going around to businesses that have signs and advertisements in their windows to aid them in maintaining compliance with regulations.
- b. **Land Use Legal Budget Review:** T. Adili reports that the Commission is at 42%, which is good for the year.

MOTION made by T. Mueller, Seconded by M. Clarizio to AMEND the Agenda to add Election of Officers. Motion [passed unanimously.

Joe Hartz nominates Tom Mueller as Chair. T. Mueller Accepts. No other nominations.

Joe Hartz nominates Brian Davis as Vice-Chair. Brian Davis accepts. No other nominations.

Tom Mueller nominates Joe Hartz as Secretary. Joe Hartz accepts. No other nominations.

MOTION made by J. Hartz, Seconded by M. Clarizio to APPROVE the new slate of Officers to the Planning and Zoning Commission as Nominated (Tom Mueller, Chair; Brian Davis, Vice-Chair; Joe Hartz, Secretary) Effective December 4th, 2025. Motion passed unanimously.

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MOTION made by T. Mueller, Seconded by M. Clarizio to AMEND the Agenda to add a Celebration of Ralph Celone, Retired 30-year veteran of the Planning and Zoning Commission. Cake, Donuts and Coffee to be served. Motion passed unanimously.

Executive Session: None

Action Regarding items discussed in Executive Session: N/A

Adjournment:

**MOTION made by M. Clarizio, Seconded by J. Hartz to Adjourn the Meeting at 8:03PM.
Motion passed unanimously.**

Respectfully Submitted,

Sara Walker
Recording Secretary