

**THOMASTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES-JANUARY 7, 2026**

Present: Tom Mueller, Chair; Brian Davis, Vice-Chair; Mike Clarizio,

Absent: Joe Hartz, Secretary; William Guerrera, Alternate; Patrick Hyres, Alternate

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

Call To Order: 7:00PM

Annual Meeting-Review of Bylaws:

Discussion ensued. No changes made.

Public Hearing: None

Approval of Minutes:

December 3, 2025, Regular Meeting

MOTION made by B. Davis, Seconded by M. Clarizio to AMEND the Minutes of the December 3, 2025, Regular Meeting as follows (Under Communications change on Executive Session to Regarding Executive Sessions) and APPROVE the Minutes AS AMENDED. Motion passed unanimously.

Old Business:

- a. POCD Implementation: Nothing New
- b. Potential Changes to Fee Schedule due to Advertising Costs-Discussion ensued.

MOTION made by M. Clarizio, Seconded by B. Davis, to PRESENT the Proposed Fee Schedule Changes to the Board of Selectmen for review and approval. Motion passed unanimously.

New Business: None

Communications:

- a. Pending FOI Updates: Nancy Griswold vs. Planning and Zoning
T. Adili reports that 1 hearing remains.

Reports of Officers, Staff and Committees:

- a. Land Use Administrator Zoning Enforcement Report.
T. Adili states he would like to remove Enforcement. Labeling the section (Land Use Administrator Zoning Report).
Discussed on the Table Bulk Regulations and changes to setbacks. Put on agenda for next regular meeting for absent commission members to review.

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- i. 172 South Main Street: Still in Violation- property in bankruptcy
- ii. 174 Elm Street: Outdoor Accumulations- 2 more items removed.
- iii. 310 South Main Street: Signs-T. Adili spoke with property owner. Some businesses have removed signs. Discussion ensued.
- iv. Signs Throughout the Town-Discussion Ensued

T. Adili made the Commission aware of a potential unlicensed auto repair business, and his intention to send an Observation and Violation letter.

b. Land Use Legal Budget Review-Budget is 50% halfway through fiscal year.

T. Adili mentioned relabeling the budget items to reflect more accurate use and spending for the Land Use Department.

MOTION made by B. Davis, Seconded by M. Clarizio, to ADJOURN the Meeting at 7:34PM. Motion passed unanimously.

Respectfully Submitted,

Sara Walker
Recording Secretary