

**THOMASTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES-February 4, 2026**

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

Absent: W. Guerrero, Alternate

Also Present: Tony Adili, Land Use Administrator/ZEO; Rich Sileo, First Selectman; Daniel Prime, Applicant; Sara Walker, Recording Secretary

Call To Order: 7:08PM

Public Hearing: None

Approval of Minutes:

January 7, 2025, Regular Meeting

MOTION made by B. Davis, Seconded by M. Clarizio to APPROVE the Minutes of January 7, 2026, Regular Meeting as Presented. Motion passed with 2 Abstained (P. Hyres, J. Hartz).

New Business:

- a. Special Permit Application #26-01 for an Automobile Dealership and Repair Shop at 235 East Main Street Unit 1**

Applicant: Pawal Was

Owner of Property: Deziel Industrial Properties LLC

MOTION made by B. Davis, Seconded by J. Hartz to SET the PUBLIC HEARING for Special Permit Application #26-01 for Automobile Dealership and Repair Shop 235 East Main Street Unit 1; at the March 4th, 2026, Regular Meeting. Motion passed unanimously.

- b. Special Permit Application #26-02 for an Automobile Dealership and Repair Shop at 196 East Main Street Unit 2**

Applicant: Daniel Prime

Owner of Property: Marble Properties LLC

MOTION made by B. Davis, Seconded by J. Hartz to SET the PUBLIC HEARING for Special Permit Application #26-02 for an Automobile Dealership and Repair Shop at 196 East Main Street Unit 2; at the March 4th, 2026, Regular Meeting. Motion passed unanimously.

- c. Discussion with Victor Cuevas for potential Housing at Seth Thomas Building: V. Cuevas not present. No action or discussion.
- d. Text Amendment: Update to Regulations, to reduce setbacks in the Table of Bulk Regulations. Discussion ensued.

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MOTION made by M. Clarizio, Seconded by J. Hartz to SET the PUBLIC HEARING for the Table of Bulk Regulation Updates at the March 4th, 2026, Regular Meeting. Motion passed unanimously.

- e. Discussion of other Potential Regulations changes due to HB 8002 which recently passed. T. Adili reports he is awaiting additional guidance from the state and Council of Governments. Discussion ensued. Chair Muller asked to keep this on the agenda for the next meeting.
- f. Discussion of Hybrid Meetings: First Selectman Sileo presented his current working plan of audio meetings via Zoom and potential future video meetings. Keep on the agenda for next month.

Old Business:

- a. POCD Implementation: T. Adili presented packets to Department Heads for review and comment.

Communications:

- a. Pending FOI Updates: Nancy Griswold vs. Planning and Zoning-Nothing new/Awaiting decisions
- b. Whispering Pines Bond Release

MOTION made by B. Davis, Seconded by M. Clarizio to RELEASE the Bond for Whispering Pines in the amount of \$26064.45. Motion passed unanimously.

Reports of Officers, Staff and Committees:

- a. Land Use Administrator Report.
 - 1. 172 South Main Street: Still in Violation- property in bankruptcy
 - 2. 174 Elm Street: Outdoor Accumulations-T. Adili to reach out to owner for site visit.
 - 3. 310 South Main Street: Signs-No changes. Discussion ensued.
 - 4. Signs Throughout the Town-No updates.
 - 5. 2026-2027 Budget Review-Discussion ensued
 - 6. Regional Plan of Conservation and Development Update: Last meeting canceled. Keep on the agenda.

MOTION made by M. Clarizio, Seconded by P. Hyres to ADJOURN the Meeting at 7:38PM. Motion passed unanimously.

Respectfully Submitted,
Sara Walker
Recording Secretary