

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

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

Absent: None

Also Present: Jeton “Tony” Adili, Land Use Administrator/ZEO; Pawal Was, Applicant; Henry Viera, Daniel Prime, Applicant; Sara Walker, Recording Secretary

Call To Order: 7:00PM

Public Hearings:

- a. **Special Permit Application P#26-01** at 235 East Main Street Unit 1 for Motor Vehicle Repair and Sales in an M2 Zone.
Applicant: Pawal Was
Property Owner: Deziel Industrial Properties LLC
Pawal Was and Henry Viera were present and answered question from the commission regarding, automobile washing which he stated would not happen at that location; the number of garage bays and parking spaces, restrooms and signage as well as hours of operation which will be 8-6 Monday-Friday.

Public Comment: None

MOTION made by M. Clarizio, Seconded by B. Davis to CLOSE the Public Hearing on Special Permit Application P#26-01. Motion passed unanimously.

MOTION made by B. Davis, Seconded by M. Clarizio to APPROVE Special Permit Application P#26-01 on the condition the Property Owner provides documentation for meeting Regulation Requirements including Signage on the site plan to the Land Use Administrator. Motion passed unanimously.

- b. **Special Permit Application P26-02** at 196 East Main Street Unit 2 for Motor Vehicle Repair and Sales in an M2 Zone.
Applicant: Daniel Prime
Property Owner: Marble Properties LLC
Danial Prime was present to answer questions from the commission including number of bays and corresponding parking spaces, restrooms and whether vehicles would be washed on site, which he declined. Hours of operation will be 9-5 Monday – Friday, 9-12 Saturdays. Signage will be 3x4 above the walk-in door.

Public Comment: None

MOTION made by P. Hyres, Seconded by M. Clarizio to CLOSE the Public Hearing on Special Permit Application P26-02. Motion passed unanimously.

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MOTION made by M. Clarizio, Seconded by P. Hyres to APPROVE Special Permit Application P26-02 with the condition signage be noted on the site plan and provided to the Land Use Administrator. Motion passed unanimously.

- c. **Text Amendment:** Update of Regulations to the Table of Bulk Regulations as well as pages 27-29.

Public Comment: Chair Mueller read a letter dated March 2, 2026, from Robert Flanagan, City Planner for Bristol, CT and Thomaston Resident; opposing Amendments to the Table of Bulk Regulations.

Discussion ensued. T. Mueller suggested leaving the Public Hearing open to see what comes out of the Legislature.

MOTION made by B. Davis, Seconded by J. Hartz to CONTINUE the Updates to the Table of Bulk Regulations to the April 1, 2026, Regular Meeting. Motion passed unanimously.

Approval of Minutes:

February 4, 2026, Regular Meeting

MOTION made by M. Clarizio to AMMEND the Minutes of February 4, 2026, Regular Meeting as follows(Add J. Hartz, Secretary to Present and correct the spelling of Muller under New Business section e. to Mueller) and to APPROVE the minutes AS AMMENDED. Motion passed unanimously.

New Business:

Old Business:

- a. **Special Permit Application P#26-01** at 235 East Main Street Unit 1 for Motor Vehicle Repair and Sales.
Applicant: Pawal Was
Property Owner: Marble Properties LLC
Approved earlier this meeting.
- b. **Special Permit Application P#26-02** at 196 East Main Street Unit 2 for Motor Vehicle Repair and Sales.
Applicant: Daniel Prime
Property Owner: Marble Properties LLC
Approved earlier this meeting.
- c. **Text Amendment:** Update of Regulations to the Table of Bulk Regulations and pages 27-29.
Continued earlier this meeting.

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Communications:

- a. Pending FOI Updates: Nancy Griswold vs. Planning and Zoning-No new updates. Today's hearing was canceled.

Reports of Officers, Staff and Committees:

- a. Land Use Administrator Report.
 - 1. 172 South Main Street: Still in Violation
 - 2. 174 Elm Street: Outdoor Accumulations-T. Adili visited and spoke to property owner earlier in the day of March 4, 2026; he reports the property looks good.
 - 3. 310 South Main Street: One Stop Convenience Store has closed, and the sign has been removed.
 - 4. Signs Throughout the Town-No updates.
 - 5. Regional Plan of Conservation and Development Update: Meeting canceled. Keep on the agenda.
 - 6. POCD Implementation-ongoing agenda item which is also discussed with other town officials at meetings.
 - 7. Budget Review-Budget at 59% with 4 months remaining in budget year.

MOTION made by J. Hartz, Seconded by B. Davis to ADD a discussion on the Annual Planning and Zoning Meeting to the Agenda. Motion passed unanimously.

The Annual CFPZA Conference on March 26, 2026, was announced and discussed.

Adjournment:

MOTION made by M. Clarizio, Seconded by B, Davis to ADJOURN the meeting at 8:00PM. Motion passed unanimously.

Respectfully Submitted,
Sara Walker
Recording Secretary