

**THOMASTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES-April 1, 2026**

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

Absent: William Guerrero

Also Present: Jeton “Tony” Adili, Land Use Administrator/ZEO; Rich Sileo, First Selectman; Sara Walker, Recording Secretary

Call To Order: 7:00PM

Public Hearings:

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

Chair Mueller read a letter from Atty Steven Byrne into the record regarding his review of the Text Amendments for the March 4, 2026, Public Hearing of PZC.

Discussion ensued.

Public Comments: None

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

MOTION made by M. Clarizio, Seconded by P. Hyres to CONTINUE the Updates to the Table of Bulk Regulations and pages 27-29 to the May 6, 2026, Regular Meeting. Motion passed unanimously.

Approval of Minutes:

March 4, 2026, Regular Meeting

MOTION made by J. Hartz, Seconded by M. Clarizio to APPROVE the Minutes of the March 4, 2026, Regular Meeting as Presented. Motion passed unanimously.

New Business: None

Old Business:

- a. **Text Amendment:** Update of Regulations to the Table of Bulk Regulations and pages 27-29.
Continued to next month, earlier this meeting.

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Communications:

- a. Pending FOI Updates: Nancy Griswold vs. Planning and Zoning-Hearing scheduled April 21st.
- b. HB-8002 Overview: Review of a Memorandum Presented by the Town of East Lyme. T. Adili states that the outline presented is a breakdown of what is in HB 8002. He encourages commission members to review the memo and come back with comments for the next meeting.

First Selectman Sileo added that part of this bill has an implementor in it that is driven through the Council of Governments. Thomaston is a member of the Naugatuck Valley Council of Governments; and they will be putting together a plan of implementation.

Discussion ensued.

- c. Clocktown Brewery Outdoor Expansion: T. Adili states George LaCapra came to the Land Use Office with an Outdoor Patio Expansion. Discussion ensued.

MOTION made by M. Clarizio, Seconded by P. Hyres to DIRECT Jeton (Tony) Adili ZEO/Land Use Administrator to APPROVE the Site Plan for Clocktown Brewing's Outdoor Expansion. Motion passed unanimously.

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-site visit, accumulations cleared. Off list for next month.
 3. 310 South Main Street: Nothing new
 4. 70 Perritt Drive-vehicle accumulation. Observation of Possible Violation letter being sent.
 5. Regional Plan of Conservation and Development Update: Meeting held March 24th at Thomaston Town Hall. Focus groups participated in activities.
 6. POCD Implementation-ongoing agenda item, which is also discussed with other town officials at meetings.
 7. Budget Review-Budget at 68% with one quarter remaining.

T. Adili also reports anonymous communication complaining about roosters at 77 Bristol Street and 91 Prospect Street. Observation of Possible Violations letters sent out on March 11, 2026.

T. Adili also reports that he is working towards an Invasive Plants Certification.

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The CZPFA Conference was attended by T. Adili, W. Guerrero, T. Mueller and B. Davis; each receiving a one-hour credit for Affordable Housing.

Drawn Metal Tube building at 219 Elm Street went up for Auction with no bids. T. Adili reports he spoke with Renee Tribert of Preservation CT to discuss potential Historic District Use.

WPCA's current moratorium ends on April 15th. There will be a Special Meeting on April 14th regarding possible new users.

Adjournment:

MOTION made by M. Clarizio, Seconded by J. Hartz to ADJOURN the meeting at 7:38PM. Motion passed unanimously.

Respectfully Submitted,
Sara Walker
Recording Secretary