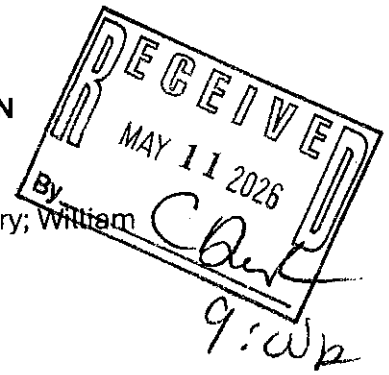


THOMASTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES-May 6, 2026



Present: Tom Mueller, Chair; Brian Davis, Vice-Chair; Joe Hartz, Secretary; William Guerrero, Alternate

Absent: Mike Clarizio, Patrick Hyres

Also Present: Jeton "Tony" Adili, Land Use Administrator/ZEO; Sara Walker, Recording Secretary; Tim Bobroske, Applicant; Janell Mullen, Land Use Professional

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.

Discussion ensued.

Public Comments: None.

MOTION made by T. Mueller, Seconded by B. Davis to AMEND Section 5.9, B As follows: Minor accessory buildings and structures in excess of 250 square feet and not more than 500 square feet in area.

And to

APPROVE the Text Amendment to the Thomaston Zoning Regulations to amend the Table of Bulk Regulations and to revise pages 27 through 29, as amended, to clarify that minor accessory structures measuring 100 square feet or less shall not require a Zoning Permit, provided that such structures continue to comply with all applicable setback requirements within the RA-15, RA-80, and RA-80A Zoning Districts.

In approving this Text Amendment, the Planning and Zoning Commission hereby makes the following findings:

1. The proposed Text Amendment was properly referred, noticed, and heard in accordance with the requirements of Connecticut General Statutes and the Thomaston Zoning Regulations.
2. A duly noticed Public Hearing was held March 4, 2026, and was continued to April 1, 2026, and May 6, 2026, to allow the Commission adequate time to review relevant information, including the outcome of the Connecticut General Assembly 2026 Short Session.
3. The proposed amendment promotes clarity, consistency and administrative efficiency in the enforcement of the Zoning Regulations by clearly identifying minor accessory structures that do not require a Zoning Permit while maintaining compliance with established setback standards.

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4. The amendment preserves the intent of the RA-15, RA-80, and RA-80A Zoning Districts by ensuring that public health, safety, neighborhood character, and property rights are protected through continued application of setback regulations.
5. The Commission has considered and relied upon a legal opinion provided by the Town's Land Use Attorney.
6. The Commission finds that the Text Amendment is consistent with the goals, policies, and recommendations of the Town's 2025-2026 Plan of Conservation and Development.
7. The Commission finds that the amendment is in the public interest and represents a reasonable and balanced exercise of the Town's zoning authority.

Motion passed unanimously.

Motion made by B. Davis, Seconded by J. Hartz to CLOSE the Public Hearing on the Text Amendment: Update to Regulations to update the Table of Bulk Regulations and pages 27-29. Motion passed unanimously.

Approval of Minutes:

April 1, 2026, Regular Meeting

MOTION made by J. Hartz, Seconded by B. Davis to APPROVE the Minutes of the April 1, 2026, Regular Meeting as Presented. Motion passed with 1 Abstained (W. Guerrero)

New Business:

- a. Application for Zone Change ZO-CH-26-01 AT 269-271 Reynolds Bridge Road from M2 to RA-15.
- b. Application for Subdivision SD-26-01 at 269-271 Reynolds Bridge Road. Split into three lots, one to M2, and two to RA-15.

Applicant: Tim Bobroski, Thomaston Industrial Park LLC

MOTION made by B. Davis, Seconded by J. Hartz ACCEPT Applications ZO-CH-26-01 for Zone Change at 269-271 Reynolds Bridge Road from M2 to RA-15; and Application SD 26-01 for a Subdivision at 269-271 Reynolds Bridge Road, Split into three lots, one to M2 and two to RA-15. And to Schedule a PUBLIC HEARING on the Applications at the June 3, 2026, Regular Meeting.

Discussion: Chair Mueller commented that Mr. Bobroski has an open application on that parcel for six units from 2019. The Commission is awaiting opinion from Counsel on whether they can schedule a Public Hearing on a new application while there is an existing open permit on that property. Tim Bobroski and Janelle Mullen both spoke on behalf of the New Applications and moving forward with these parcels.

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B. Davis AMENDED the MOTION to ACCEPT Applications ZO-CH-26-01 for Zone Change at 269-271 Reynolds Bridge Road from M2 to RA-15; and Application SD 26-01 for a Subdivision at 269-271 Reynolds Bridge Road, Split into three lots, one to M2 and two to RA-15. And to Schedule a PUBLIC HEARING on the Applications at the June 3, 2026, Regular Meeting pending legal opinion from the Land Use Attorney on whether the Commission can move forward with a Public Hearing when there is an existing open permit for 269-270 Reynolds Bridge Road. Motion passed unanimously.

Old Business:

- a. **Text Amendment:** Update of Regulations to the Table of Bulk Regulations and pages 27-29.
Action taken earlier this meeting.

Communications:

- a. Pending FOI Updates: Nancy Griswold vs. Planning and Zoning-awaiting FOI Commission decision on final FOI Complaints.

Reports of Officers, Staff and Committees:

- a. Land Use Administrator Report.
 1. 172 South Main Street: Still in Violation
 2. 310 South Main Street: New Owner. T. Adili to reach out.
 3. 70 Perritt Drive: Owner to work on accumulation. T. Adili to do Monthly check ins.
 4. 95 Old Waterbury Road-owner reports they will work on cleaning property up.
 5. 94 Old Waterbury Road-Certified letter sent. No contact yet.
 6. Regional Plan for Conservation and Development. Met April 26th at Southbury Library. Next meeting May 19th in Derby.
 7. POCD Implementation: T. Adili would like to plan an annual meeting of stakeholders
 8. Budget Review: Budget is at 75% with two months to go. Attorney Bryne believes legal will go over with the pending FOI Complaints. He has provided a cost estimate of \$7000. for remaining Complaints.

T. Adili brought up Food Truck Regulations. Discussion ensued. He will draft some modifications to the regulations for the commission to review at the June 3, 2026, meeting.

Adjournment:

MOTION made by B. Guerrero, Seconded by J. Hartz to ADJOURN the meeting at 7:43PM. Motion passed unanimously.

Respectfully Submitted,
Sara Walker