

**THOMASTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES-June 3, 2026**

Present: Tom Mueller, Chair; Joe Hartz, Secretary; Mike Clarizio

Absent: Brian Davis, Patrick Hyres, William Guerrero

Also Present: Jeton “Tony” Adili, Land Use Administrator/ZEO; Rich Sileo, Thomaston First Selectman; Sara Walker, Recording Secretary; Tim Bobroske, Applicant; Janell Mullen, Land Use Professional; Joe Williams, Land Use Attorney; Tom Clark, Surveyor; Brian Adams, Adam Scully, Allen Olivera, Darlene Brasche and Jeff Williams

Call To Order: 7:00PM

Public Hearings:

- 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 3 lots, One M2 and Two RA-15.**
Applicant: Tim Bobroske, Thomaston Industrial Park

Chair Mueller reads the applications into the record and asks Mr. Bobroske and his team to make their presentation. Joe Williams, Land Use Attorney and Partner at Shipman and Goodwin, LLP comes forward and presents the Subdivision first stating it will provide the lot line. Atty Williams provides enlarged Zoning/Property Maps which are entered into the file. He points out they are not presenting any plans for development at this meeting; only asking to divide the lots and provide the zone changes. He introduces Tom Clark, Surveyor, to answer any questions the Commission may have on the maps. Atty Williams presents his case for allowing the subdivision and respectfully requests Approval.

Chair Mueller mentions possible wetlands on one of the parcels that is not indicated on the Applicants map. In the future, they will need to see this indicated on a map or via testing done by a soil scientist.

He further states when the Application was filed; there was at the time still an open WPCA Permit. That Permit has since been withdrawn, and so is a moot point. He further states the other concern was “spot zoning” and so he sought advice from the Land Use Attorney. He then reads Attorney Steven E. Byrne’s letter dated May 19, 2026, into the record.

Tim Bobroske voices his disagreement with Attorney Bryne’s findings.

Janelle Mullen asks Tony Adili to bring the Zone Map up on the screen; pointing out it is a transitional zone and so matches the context of the zones around.

T. Adili asks what the purpose of the M2 Zone is. T. Bobroske states he is thinking long term, and he may want to put a barn or building for construction equipment.

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Attorney Williams enumerates the reasons he disagrees with Atty Brynes opinion on spot zoning.

Chair Mueller opens the hearing up to Commissioners.

J. Hartz asks why the property is going back to RA-15. The previous plans for the property were explained.

M. Clarizio asks if the Intent is to develop the property. Atty Williams responds the new part, yes.

Chair Opens the Hearing to the Public.

Brian Adams, of Reynolds Bridge Road, asks if there is going to be blasting. He states he has cracking in his walls from previous blasting. T. Bobroske interjects that he complied with all regulations. Atty Williams reiterates that this is only a Zone Change. Chair Mueller clarifies this is not the right meeting to voice these concerns; there is no plan for development before the Commission yet. J. Mullen points out to Mr. Adams that as an Immediate Abutter to the property he will receive notification of every step of the process. T. Bobroske tells Mr. Adams, let's talk after the meeting.

Adam Scully 211 Reynolds Bridge Road spoke in favor of the changes and Tim Bobroske.

Allen Olivero spoke in favor of this development, stating we need more of these types of housing here in Thomaston.

Darlene Brasche spoke of her concerns about what kind of housing will be built and will the property be clear cut. T. Bobroske asks her if they can talk after the meeting.

Josh Williams, 13 and 17 Pine Hill Road states he doesn't have any concerns about what Mr. Bobroske does on his property. His concern is when the application is approved who is going to pay for the sewer upgrade. Chair Mueller states that is being worked on now; however, that is for a WPCA Meeting. This Application is for Zone Change with Planning and Zoning; the next WPCA meeting is June 16th at 7PM.

Chair Mueller opens comments up to online participants. No comments.

Chair Mueller then asks Atty Williams if he has any closing comments as requested.

Atty Williams responds to Mr. Adams, "as we said there will be a development plan. How the grading and excavation will happen will be worked out later. We will make sure there is a pre-blast survey and seismographs will be done. Ms. Brasche RA-15 has building height regulations of 2 ½ stories. With generous setback requirements. And to Josh Williams, we have to look at the sewer and come back and make a proposal as part of the next round of applications.

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Chair Mueller states he would like to go back to the Towns Land Use Attorney with the Zoning Map and see if that changes his opinion. He further states he would like to extend the Public Hearing.

MOTION made by T. Mueller, Seconded by M. Clarizio to EXTEND the Public Hearing for Application for Zone Change ZO-CH-26-01 AT 269-271 Reynolds Bridge Road from M2 to RA-15 and Application for Subdivision SD-26-01 at 269-271 Reynolds Bridge Road. Split into 3 lots, One M2 and Two RA-15, to the July 1, 2026, Regular Meeting. Motion passed unanimously.

MOTION made by J. Hartz, Seconded by M. Clarizio to MOVE c. Application for Special Permit 26-03 for an Accessory Dwelling Unit inside and existing barn at 411 Litchfield Street. under New Business; up on the Agenda. Motion passed unanimously.

New Business:

- c. Application for Special Permit 26-03 for an Accessory Dwelling Unit inside an existing barn at 411 Litchfield Street.
Applicant: Jaime Wilson**

Applicant states he would like to turn a portion of the existing barn into a one-bedroom apartment. He further states he will be out of town for the July 1, 2026, Regular Meeting.

MOTION made by M. Clarizio, Seconded by J. Hartz to ACCEPT Special Permit Application 26-03 for an Accessory Dwelling Unit inside and existing barn at 411 Litchfield Street. And to set the Public Hearing for the July 1, 2026, Regular Meeting. Motion passed unanimously.

Approval of Minutes:

May 6, 2026, Regular Meeting

MOTION made by J. Hartz, Seconded by M. Clarizio to TABLE the Minutes of the May 6, 2026, for the next Regular Meeting as Presented. Motion passed unanimously.

New Business:

- a. Food Truck Amendment to Regulations review- T. Adili provided updated Food Truck Regulations for the Commission to review. Discussion ensued.**

MOTION made by T. Mueller, Seconded by M. Clarizio, Set the PUBLIC HEARING for Amendments to Food Truck Regulations for the July 1, 2026, Regular Meeting. Motion passed unanimously.

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- b. Connecticut Municipal Development Authority (CMDA) recommendations-the Commission reviewed David Koorises Regulation Change letter dated May 31, 2026.

Chair Mueller asked if there is a time crunch on this. R. Sileo asked to speak and said there is a set amount of money available, and the longer we wait the less chance we have at any funding.

MOTION made by M. Clarizio, Seconded by J. Hartz to Schedule a Special Meeting on June 15, 2026, at 5pm for the CMDA Text Amendment. Motion passed unanimously.

- c. **Application for Special Permit 26-03 for an Accessory Dwelling Unit inside an existing barn at 411 Litchfield Street.**

Applicant: Jaime Wilson

Moved on earlier this meeting.

- d. **Planning and Zoning Commission Referral CGS 8-24 acceptance of Two Town Roads: Terrace Road and Grove Heights.**

R. Sileo states these roads are already Deeded; they have just never been formally accepted into the town.

MOTION made by J. Hartz, Seconded by M. Clarizio to ACCEPT Terrace Road and Grove Heights into the town and to direct Tony Adili, Land Use Administrator/ZEO to DRAFT a Report for Approval and Acceptance of the two roads by the Planning and Zoning Commission. Motion passed unanimously.

Old Business:

- a. **Application for Zone Change ZO-CH-26-01 AT 269-271 Reynolds Bridge Road from M2 to RA-15.**

Continued earlier this meeting.

- b. **Application for Subdivision SD -26-01 at 269-271 Reynolds Bridge Road. Split into three lots, one M2 and two RA-15.**

Applicant: Tim Bobroske, Thomaston Industrial Park

Continued earlier this meeting

Communications:

- a. Pending FOI Updates: Nancy Griswold vs. Planning and Zoning-T. Adili reports 3 cases still pending.

Reports of Officers, Staff and Committees:

- a. Land Use Administrator Report.
 - 1. 172 South Main Street: Still in Violation
 - 2. 310 South Main Street: Nothing New.
 - 3. 70 Perritt Drive: Torrington area health is involved.
 - 4. 95 Old Waterbury Road. No recent communication.
 - 5. 94 Old Waterbury Road-Certified letter sent. No contact yet.

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6. Regional Plan for Conservation and Development. Last meeting May 19, 2026.
7. POCD Implementation: Information provided in the packet.
8. 381 Cedar Mountain: Owner reached out to ZEO.
9. Budget Review: nothing new to report

Adjournment:

MOTION made by M. Clarizio, Seconded by J. Hartz to ADJOURN the meeting at 8:19PM. Motion passed unanimously.

Respectfully Submitted,
Sara Walker
Recording Secretary