

**THOMASTON PLANNING AND ZONING COMMISSION
SPECIAL HYBRID MEETING MINUTES-June 15, 2026**

Present: Tom Mueller, Chair; Joe Hartz, Secretary; Mike Clarizio, William Guerrero Alternate (via Zoom), Patrick Hyles, 7:01

Absent: Brian Davis

Also Present: Jeton “Tony” Adili, Land Use Administrator/ZEO; Rich Sileo, Thomaston First Selectman; Sara Walker, Recording Secretary; David Kooris, Connecticut Municipal Development Authority (via Zoom)

Call To Order: 5:00PM

New Business:

- a. **Connecticut Municipal Development Authority (CMDA) Text Amendment to Regulations as well as State Mandated Changes based on Public Act (PA) 25-01. This includes sections 4.2, Residential Uses in Downtown Development District, Residential Uses in General Commercial Zone, Section 5.3 Table of Bulk Regulations, Section 13.8 Mixed-Use Residential Units, and a new section 13.14: Zoning Changes Mandated by Public Act 25-1. Applicant: Town of Thomaston**

Commissioners reviewed the packet outlining the changes to Zoning as suggested by the Connecticut Municipal Development Authority and the changes mandated by Public Act 25-1.

T. Adili gave a brief explanation of the changes before deferring to David Kooris of the CMDA via Zoom. Who explained that the recommended changes are to revitalize the Downtown Development District by allowing more housing and business development.

W. Guerrero via Zoom asks why the 50ft height in General Commercial; he questioned whether it was wise to increase the height of buildings particularly in the Downtown Development District. D. Kooris explains that 50ft is harmony with towns of similar size, but also not a large contrast from some of the buildings already downtown. Discussion ensued.

Chair Mueller asks Commissioners if they have any comments or questions. No questions.

Chair Mueller then asked First Selectman Sileo if he had anything to add. First Selectman Sileo brought up the former site of Patti’s Place and how there was some interest in the six surrounding parcels. However, the zoning height restrictions made it difficult for the developer to see a profit. He elaborated that a developer is looking for what makes the economics work, a return on investment.

**THOMASTON PLANNING AND ZONING COMMISSION
SPECIAL HYBRID MEETING MINUTES-June 15, 2026**

Chair Mueller asked if there are any online comments or questions. None.

MOTION made by J. Hartz, Seconded by M. Clarizio to ACCEPT Connecticut Municipal Development Authority (CMDA) Text Amendment to Regulations as well as State Mandated Changes based on Public Act (PA) 25-01. This includes sections 4.2, Residential Uses in Downtown Development District, Residential Uses in General Commercial Zone, Section 5.3 Table of Bulk Regulations, Section 13.8 Mixed-Use Residential Units, and a new section 13.14: Zoning Changes Mandated by Public Act 25-1. Applicant: Town of Thomaston. Motion passed unanimously.

Brief discussion on scheduling a hearing.

MOTION made by J. Hartz, Seconded by P. Hyres to set the PUBLIC HEARING for Connecticut Municipal Development Authority (CMDA) Text Amendment to Regulations as well as State Mandated Changes based on Public Act (PA) 25-01. This includes sections 4.2, Residential Uses in Downtown Development District, Residential Uses in General Commercial Zone, Section 5.3 Table of Bulk Regulations, Section 13.8 Mixed-Use Residential Units, and a new section 13.14: Zoning Changes Mandated by Public Act 25-1 Applicant: Town of Thomaston; for the July 1, 2026, Regular Meeting. Motion passed unanimously.

ADJOURNMENT:

MOTION made by M. Clarizio, Seconded by J. Hartz to ADJOURN the meeting at 5:23PM. Motion passed unanimously.

Respectfully Submitted,
Sara Walker
Recording Secretary