

**THOMASTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES-July 1, 2026**

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

Absent: None

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

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 Bobroski, Thomaston Industrial Park

The applicant was not present. Chair Mueller read an email from Industrial Park LLC requesting postponement of Public Hearing until August. T. Adili asks the Chair for the floor; Chair Mueller agrees. T. Adili reports that Mr. Bobroske had withdrawn the applications earlier in the day via email. Chair Mueller asked T. Adili to confirm it is in writing; T. Adili offered to go print it for the commission. Chair Mueller asked for just one copy, so J. Hartz, Secretary, can stamp it for the file.

- c. **Connecticut Municipal Development Authority (CMDA) Text Amendment to Regulations as well as State Mandated Changes based on Public Act (PA) 25-01. This includes section 4.1, sections 4.2, Residential Uses in Downtown Development District, Residential Uses in 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

Chair Mueller asks Commissioners if they have any comments on the proposed changes. No comments from Commissioners.

No Public Present. Chair Mueller opens comments from the online participants. No comments from online viewers.

Chair Mueller states he did have one concern when going through the Amendments; he questioned why the Fire Marshal requirements for Mixed Use Residential Units were changed under Section 4. Residential Uses, page 3.

**THOMASTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES-July 1, 2026**

T. Adili explains this is a part of the new requirements; the state no longer wishes to use Special Permits, but instead Site Plans. This does not eliminate sign-off by the Fire Marshal. That is still a requirement.

MOTION made by J. Hartz, Seconded by M. Clarizio to CLOSE the Public Hearing on the proposed Zone Changes by Connecticut Municipal Development Authority (CMDA) Text Amendment to Regulations as well as State Mandated Changes based on Public Act (PA) 25-01. This includes section 4.1, sections 4.2, Residential Uses in Downtown Development District, Residential Uses in 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.

MOTION made by J. Hartz, Seconded by M. Clarizio to APPROVE the proposed amendments to the Thomaston Zoning Regulations, as presented and discussed at the duly noticed Public Hearing held on July 1, 2026. Said amendments include revisions to permitted uses, bulk regulations, and residential development standards; the adoption of new Section 13.14 to implement zoning changes mandated by Public Act 25-1; and the incorporation of recommendations provided by the Connecticut Municipal Development Authority.

This Motion is based on the findings that:

- 1. The proposed amendments are consistent with and advance the goals and policies of the Town of Thomaston Plan of Conservation and Development, including encouraging a diversity of housing types, supporting mixed-use and downtown revitalization, promoting adaptive reuse of existing buildings, and ensuring orderly growth while protecting public safety.**
- 2. The amendments modernize and clarify the Zoning Regulations by removing outdated, internally inconsistent, or overly restrictive provisions and by establishing clear, objective standards that improve predictability for applicants and the Commission.**
- 3. The amendments comply with applicable Connecticut General Statutes, including the requirements of Public Act 25-1 (HB 8002), which mandates zoning changes related to middle housing, summary review procedures, and residential parking standards effective July 1, 2026.**
- 4. These amendments are found to support development within the Downtown Development District and to advance the objectives of the Connecticut Municipal Development Authority and the State of Connecticut by substantially increasing the potential production of new dwelling units necessary to meet regional housing demand.**
- 5. The amendments maintain appropriate local oversight through site plan review and objective standards addressing infrastructure capacity, traffic circulation, public**

**THOMASTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES-July 1, 2026**

health and safety, and compatibility with surrounding development, to the extent permitted by State law. The Commission has considered all public testimony, staff input, and advisory recommendations prior to taking action.

6. The public hearing was held in accordance with statutory requirements, and the Commission has considered all public testimony, staff input, and advisory recommendations prior to taking action.

Effective Date:

Be it further moved that the approved zoning regulation amendments shall take effect on July 20th, 2026, or as otherwise required by State statute.

Motion passed unanimously.

**d. Food Truck Amendment to the Regulations
Applicant: Town of Thomaston**

T. Adili provides a summary and reasoning for the Amendment. The Food Truck Regulations were a little restrictive regarding hours of operation, days and limiting Food Trucks to one truck per property. One of the other changes is to allow Food Trucks in the Downtown Development District. He also notes a new section labeled Food Truck Clusters, Parks and Courts. Discussion ensued.

J. Hartz raised concerns about potential criminal activity or undesirable activity. T. Adili said the Special Permit could be revoked. Chair Mueller offered that if a continued problem exists, the Commission can revisit the Food Truck Regulations.

P. Hyres asks about Non-Food Trucks, ones that serve alcohol. Discussion ensued. It was decided they would also require a Special Permit.

W. Guerrero asked about residential parties. Discussion ensued. It was determined food trucks (catering) hired by private citizens are not considered commercial sales and so would only require their general operating permits and regulations not necessarily these regulations being discussed.

MOTION made by B. Davis, Seconded by M. Clarizio to CLOSE the Public Hearing on Amendments to Food Truck Regulations. Applicant: Town of Thomaston. Motion passed unanimously.

A brief discussion ensued.

MOTION made by P. Hyres, Seconded by B. Davis to APPROVE the Amendments to Food Truck Regulations as presented. Motion passed unanimously.

**THOMASTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES-July 1, 2026**

- e. Application for Special Permit P26-03 for an Accessory Dwelling Unit inside an existing barn at 411 Litchfield Street.**

Applicant: Jamie Wilson

Chair Mueller notes that the applicant is not present.

T. Adili recommends opening the public hearing and continuing the public hearing to the August 5, Special Meeting.

MOTION made by J. Hartz, Seconded by M. Clarizio to OPEN the Public Hearing for Application Special Permit P26-03 for an Accessory Dwelling Unit inside an existing barn at 411 Litchfield Street.

Applicant: Jamie Wilson

Motion passed unanimously.

MOTION made by T. Mueller, Seconded by J. Hartz to CONTINUE the Public Hearing for Application Special Permit P26-03 for an Accessory Dwelling Unit inside an existing barn at 411 Litchfield Street to the August 5, 2026, Special Meeting.

Applicant: Jamie Wilson

Motion passed unanimously.

Approval of Minutes:

May 6, 2026, Regular Meeting

Chair Mueller unseats Patrick Hyres and seats William Guerrero.

MOTION made by J. Hartz, Seconded by B. Davis to APPROVE the Minutes of the May 6, 2026, Regular Meeting as presented. Motion passed with one (1) abstained (M. Clarizio)

June 3, 2026, Regular Meeting

Chair Mueller asks for a correction on Page 2. Change Adam Scully to Tom Scully.

MOTION made by J. Hartz, Seconded by M. Clarizio to AMEND the Minutes of the June 3, 2026, Regular Meeting as follows (page 2 change Adam Scully to Tom Scully) and to APPROVE the Minutes AS AMENDED. Motion passed with one (1) Abstained (B. Davis).

June 13, 2026, Special Meeting

Chair Mueller Re-Seats Patrick Hyres and unseats Brian Davis.

**THOMASTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES-July 1, 2026**

MOTION made by M. Clarizio, Seconded by P. Hyres to APPROVE the Minutes of the June 13, 2026, Special Meeting as presented. Motion passed unanimously.

Chair Mueller unseats William Guerrero and Re-seats Brian Davis.

Old Business:

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

Withdrawn 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 Bobroski, Thomaston Industrial Park LLC

Withdrawn earlier this meeting

- c. Connecticut Municipal Development Authority (CMDA) Text Amendment to Regulations as well as State Mandated Changes based on Public Act (PA) 25-01. This includes section 4.1, sections 4.2, Residential Uses in Downtown Development District, Residential Uses in 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

Approved earlier this meeting.

- d. Food Truck Amendment to the Regulations**

Applicant: Town of Thomaston

Approved earlier this meeting.

- e. Application for Special Permit P26-03 for an Accessory Dwelling Unit inside an existing barn at 411 Litchfield Street.**

Applicant: Jamie Wilson

Continued earlier this meeting.

New Business:

Discussion to increase Board Membership:

T. Adili brought up the subject of making all members regular members instead of having alternates. He states that people do not want to serve if they do not have a vote.

Chair Mueller voices his opposition to this idea, indicating most on the commission served as alternates before becoming regular members. And that long serving regular members have stepped down and served as alternates. Discussion ensued.

First Selectman Sileo asks Chair Mueller for the floor. Chair assents.

First Selectman Sileo states he raised this topic at the last meeting and since has a better understanding of why it is set up this way. He further states he has spoken to people and gained another understanding of the Alternate Roll specifically regarding the Planning and

**THOMASTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES-July 1, 2026**

Zoning Commission and the Inland Wetlands and Watercourses Commission which require a tremendous amount of education and understanding to really be fully effective members. These boards are not like many others where you can show up the first day and be able to give one hundred percent. These commissions have a learning curve, before you can fully understand. He finishes by apologizing and stating we just need to tell the story a different way to get people involved.

B. Davis adds the alternate always has the opportunity to be seated at a meeting; there are times a regular member feels they should recuse themselves. Alternates are encouraged to attend all meetings and to participate in those meetings. Not just because someone is absent.

Chair Mueller asks T. Adili to leave Membership on the agenda for next month.

Communications:

- a. Pending FOI Updates: Nancy Griswold vs. Planning and Zoning-T. Adili reports all cases closed. No fines issued. Off Agenda.

Reports of Officers, Staff and Committees:

- a. Land Use Administrator Report.
 - a. POCD- Implementation: Nothing new.
 - b. RPOCD-last focus group is Tuesday, July 7th.
 - c. Budget: Finished at about 90%.

Adjournment:

MOTION made by M. Clarizio, Seconded by P. Hyres to ADJOURN the meeting at 7:56PM. Motion passed unanimously.

Respectfully Submitted,
Sara Walker
Recording Secretary