

**THOMASTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES-August 5, 2026**

Please note that the first six minutes of the recording have no sound. The issue was realized and remedied.

Present: Tom Mueller, Chair; Brian Davis, Patrick Hyres, William Guerrero, Alternate

Absent: Joe Hartz, Mike Clarizio

Also Present: Jeton “Tony” Adili, Land Use Administrator/ZEO; Sara Walker, Recording Secretary; Jamie Wilson

Call To Order: 7:00PM

Public Hearings:

- a. **Application for Special Permit P26-03 for an Accessory Dwelling Unit inside an existing barn at 411 Litchfield Street.**
Applicant: Jamie Wilson

Applicant Jamie Wilson was present to answer questions from the board which included size of apartment (800-1000sq ft). Type of water supply (well). T. Adili confirms the unit meets size requirements, and the septic has been approved by the Torrington Area Health District.

Public Comment: None

Online Comment: None

MOTION made by P. Hyres, Seconded by B. Davis to CLOSE the Public Hearing on Special Permit Application P26-03 for an Accessory Dwelling Unit inside an existing barn at 411 Litchfield Street. Applicant: Jamie Wilson. Motion passed unanimously.

MOTION made by P. Hyres, Seconded by B. Davis to APPROVE Special Permit Application P26-03 for an Accessory Dwelling Unit inside an existing barn at 411 Litchfield Street. Applicant: Jamie Wilson. Motion passed unanimously.

Approval of Minutes:

July 1, 2026, Special Meeting

MOTION made by B. Davis, Seconded by P. Hyres to ACCEPT the Minutes of the July 1, 2026, Special Meeting as Presented. Motion passed unanimously.

Old Business:

- a. **Application for Special Permit P26-03 for an Accessory Dwelling Unit inside an existing barn at 411 Litchfield Street.**
Applicant: Jamie Wilson

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Approved earlier, this meeting.

New Business:

- a. Text Amendment: Accessory Dwelling Units Section 13.9 and Section 4.1 Permitted Principle Use and Structures in Residential Zones.

T. Adili guided commission members through Amendments to the Accessory Dwelling Units Regulations. Making them more in line with Thomaston's Plan for Conservation and Development. Discussion ensued.

MOTION made by B. Davis, Seconded by P. Hyres to SET the Public Hearing for Text Amendment: Accessory Dwelling Units Section 13.9 and Section 4.1 Permitted Principle Structures in Residential Zones for the September 2, 2026 Regular Meeting and to send the Text Amendment to Atty Bryne for review. Motion passed unanimously.

Communications:

- a. Pending FOI Updates: Nancy Griswold vs. Planning and Zoning-T. Adili reports there are no open complaints and no fines were issued.

Reports of Officers, Staff and Committees:

- a. Land Use Administrator Report.
 - a. POCD- Implementation: T. Adili reports the POCD is what is guiding the Text Amendment changes -easing restrictions.
 - b. RPOCD-Plan being crafted by NVCOG.
 - c. Budget: Finished at about 93%.
 - d. CMDA Update-Memorandum of Understanding being drafted; this will allow Thomaston to officially be eligible for funding.
 - e. Enforcement:
 - i. 172 South Main Street-still in violation
 - ii. 70 Perritt Drive- Owner states cleanup has begun.
 - iii. 94 Old Waterbury Road-T. Adili reports he has spoken to the property owner. Will follow up.
 - iv. 95 Old Waterbury Road- unregistered vehicles removed. Off agenda.
 - v. 716 Walnut Hill Road-DMV reached out after a complaint and video posts of vehicle repairs being done at this address. T. Adili reports letter sent, no communication yet.

Adjournment:

MOTION made by B. Davis, Seconded by P. Hyres to ADJOURN the meeting at 7:32PM. Motion passed unanimously.

Respectfully Submitted,
Sara Walker, Recording Secretary