

**THOMASTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES-October 7, 2026**

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

Absent: Brian Davis, Vice-Chair; William Guerrero, Alternate

Also Present: Jeton “Tony” Adili, Land Use Administrator/ZEO; Tim Bobroske, Thomaston Industrial Park; Janell Mullen, Land Use Consultant; Sara Walker, Recording Secretary

Call To Order: 7:00PM

Public Hearing:

- a. Application for Zone Change ZO-CH-26-02 at 269-271 Reynolds Bridge Road from M2 to RA-15.**
- b. Application for Subdivision SD-26-02 at 269-271 Reynolds Bridge Road. Split into 3 lots, One M2 and Two RA-15.**
Applicant: Tim Bobroske, Thomaston Industrial Park LLC

The applicant Tim Bobroske and his Consultant Janell Mullen were present and explained there are no changes to the original application. They ask first for a Subdivision into 3 lots; and then for Zone Change to One M2 and Two RA-15 lots.

Public Comment:

Patricia Bower, Pine Hill Road asks what type of housing will be built. And spoke in favor of adding housing in Thomaston.

Member Comment:

P. Hyres asks how many projected units will be built.

Online Comment:

None

Discussion ensued.

J. Hartz reads:

I move that the Thomaston Planning and Zoning Commission approve Application SD-26-02 Submitted by Thomaston Industrial Park LLC, Tim Bobroske, for the property located at 269-271 Reynolds Bridge Road, proposing the division of the approximately 22.86-acre property into 3 lots, based on the following supporting materials, testimony and information presented to the Planning and Zoning Commission.

- 1. Application for Subdivision SD-26-02 dated August 27, 2026.**
- 2. Public Hearing held on October 7, 2026.**
- 3. Subdivision Plan dated April 24, 2026.**
- 4. The Town of Thomaston’s 2025-2035 Plan of Conservation and Development.**

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The Commission finds that the proposed subdivision is consistent with the zoning approved for the property and provides orderly division of the property into three lots. Seconded by M. Clarizio. Motion passed unanimously.

Motion made by J. Hartz, Seconded by M. Clarizio to ADDRESS the Zone Change Motion for Approval. Motion passed unanimously.

J. Hartz reads:

I move that the Thomaston Planning and Zoning Commission approve Application ZO-CH-26-02, submitted by Thomaston Industrial Park LLC, Tim Bobroske, Applicant, for the property located at 269-271 Reynolds Bridge Road, requesting a change in zoning M-2 to RA-15 for approximately 20.86 acres of the 22.86 parcel, with approximately 2 acres remaining in the M-2 Zone based on the following supporting materials, testimony, and information presented to the Commission:

1. Application for Zone Change ZO-CH-26-02, dated August 27, 2026.
2. Public Hearing on October 7, 2026.
3. The Town of Thomaston's 2025-2035 Plan of Conservation and Development.
4. Legal opinions of Attorney Steven E. Byrne dated May 19, 2026, and June 29, 2026 concerning the proposed zone change.
5. Zone Change Map Dated April 24th, 2026.

The Commission finds that the proposed zone change is consistent with the Town of Thomaston's adopted Plan of Conservation and Development and advances the Town's housing and land-use objectives, including the POCD's goal of providing housing options that meet the needs of residents throughout all stages of life. The Commission has also considered the legal opinions of Attorney Steven E. Byrne dated May 19, 2026, and June 29, 2026, concerning the proposed zone change.

After considering these legal opinions, the Commission further finds that the proposed zone change serves a public purpose in a reasonable manner, is not inconsistent with the zoning scheme of the surrounding area, preserves an area for continued M-2 use and provides an opportunity for additional residential development consistent with the Town's planning objectives. The Commission therefore finds that the proposed zone change is not an impermissible spot zone or reverse spot zone and that the change is in harmony with the Commission's comprehensive zoning plan and the Town's adopted Plan of Conservation and Development.

Seconded by M. Clarizio. Motion passed unanimously.

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

T. Adili goes over the requested changes made from the last meeting.

Chair Mueller points out additional changes he would like to see. T. Adili agrees.

J. Hartz reads:

I move that the Planning and Zoning Commission approve the proposed amendments to Section 13.9-Accessory Dwelling Units, as presented, discussed and Amended at the public hearings held on September 2, 2026, and October 7, 2026.

The Commission finds that the proposed amendments are consistent with the Town's 2025-2035 Plan of Conservation and Development and provide additional housing options for Town residents.

The Commission has also considered the memorandum from Attorney Steven E. Bryne dated September 1, 2026, regarding the proposed zoning amendments. The memorandum concludes that the proposed amendments comply with the applicable Connecticut Zoning Statutes, are consistent with the Town's Plan of Conservation and Development, and are within the Commission's authority to adopt. Memorandum dated September 1, 2026.

The Commission further finds that the proposed amendments appropriately establish maximum Floor Area requirements for Accessory Dwelling Units, including the percentage limitation based on the Floor Area of the Primary Structure.

**The approved amendments shall become effective October 26, 2026.
Seconded by M. Clarizio. Motion passed unanimously.**

Old Business:

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Applicant: Tim Bobroske, Thomaston Industrial Park LLC
Earlier, This meeting.
- c. Text Amendment: Accessory Dwelling Units Section 13.9 and Section 4.1 Permitted Principle Use and Structures in Residential Zones.
Earlier, This meeting.

New Business: None

**THOMASTON PLANNING AND ZONING COMMISSION
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Approval of Minutes:

September 2, 2026, Regular Meeting

MOTION made by J. Hartz, Seconded by M. Clarizio to APPROVE the Minutes of the September 2, 2026, Regular Meeting as Presented. Motion passed with one abstained (P. Hyres).

Communications:

Nothing to report.

Reports of Officers, Staff and Committees:

MOTION made by J. Hartz, Seconded by M. Clarizio to AMEND the Agenda under Enforcement-iii. Change to 94 Old Waterbury Road. Motion passed unanimously.

- a. Land Use Administrator Report.
 - a. Enforcement-
 - i. 172 South Main Street: Still in violation. Applying for bankruptcy.
 - ii. 70 Perritt Drive: Sending letter via Marshal.
 - iii. 94 Old Waterbury Road: Letter sent via Marshal, cleanup has begun
 - iv. 716 Walnut Hill Road: Personal car repairs only. DMV cleared.
 - v. 381 Cedar Mountain Road: ongoing contact and cleanup.
 - b. Budget-26% with a few open PO's
 - c. POCD/RPOCD-COG is working on, should be completed by April 2027.
 - d. CMDA- memorandum of agreement signed.
 - e. Survey and Planning Grant Update-sending out application this week.

Adjournment:

MOTION made by M. Clarizio, Seconded by P. Hyres to ADJOURN the meeting at 7:44PM. Motion passed unanimously.

Respectfully Submitted,
Sara Walker
Recording Secretary