THOMASTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES-November 4, 2026

Present: Tom Mueller, Chair; Brian Davis, Vice-Chair Joe Hartz, Secretary; Patrick Hyres

Absent: Mike Clarizio; William Guerrera, Alternate

Also Present: Jeton "Tony" Adili, Land Use Administrator/ZEO; John S. Maxwell, J. B. Maxwell, Sara Walker, Recording Secretary

Call To Order: 7:01PM

Public Hearing: None

Old Business: None

New Business:

a. 471 Jackson Street: Preexisting Manufacturing Facility Discussion-
John S. Maxwell states he owns the building, and one of the AC units went through the roof. He would like to take the building down and put up a metal building with the same footprint. Currently used for storage.

Chair Mueller asks what the zoning is there. Land Use Administrator Adili states residential. With a history of variances from the Zoning Board of Appeals.

Discussion ensued.

T. Adili asks about Wetlands on the property and advises them they may need a soil scientist.

No action at this time.

Approval of Minutes:
October 7, 2026, Regular Meeting

MOTION made by J. Hartz, Seconded by P. Hyres to APPROVE the Minutes of the October 7, 2026, Regular Meeting as Presented. Motion passed with one abstained (B. Davis).

Communications:

a. Training Opportunity November 21, 2026-Bar Association training 9 to 3 in Morris.
T. Adili needs to sign individuals up by November 12th.
B. Davis asks where the commissioners are on training.

Reports of Officers, Staff and Committees:

a. Land Use Administrator Report.
    a. Enforcement-
        i. 172 South Main Street: Still in violation.
        ii. 70 Perritt Drive: Bi-weekly contact
        iii. 94 Old Waterbury Road: checking in with owner regularly.
        iv. 322 South Main Street. Lawnmower repair business, slowly cleaning up area.
        v. 381 Cedar Mountain Road: ongoing contact and cleanup.
        vi. 80 Old Waterbury Road: recent accumulation.
    b. Budget-32% with a few open PO's
    c. POCD/RPOCD-Discussion of December 2nd annual POCD meeting.
    d. CMDA- no update
    e. Survey and Planning Grant Update-Approved Historic District

MOTION made by P. Hyres, Seconded by J. Hartz to ADD a discussion of the Communication Tower installed by CT Water at Highwood Farms to the Agenda. Motion passed unanimously.

Chair Mueller asks if any permits were applied for; to put in a communication tower at Highwood Farms? T. Adili reports CT Water hired an independent contractor to apply for a Road Excavation Permit; which was forwarded to Bert Galpin. Discussion ensued.

The commission asked T. Adili to seek legal opinion on the subject before deciding actions to be taken.

Adjournment:
MOTION made by P. Hyres, Seconded by J. Hartz to ADJOURN the meeting at 7:49PM. Motion passed unanimously.

Respectfully Submitted,
Sara Walker
Recording Secretary