



Town of Thomaston

Plan of Conservation and Development

2025 - 2035

Adopted on September 10, 2025

Effective on October 1, 2025



ACKNOWLEDGEMENTS

The Town of Thomaston would like to thank the following for their work on the Thomaston Plan of Conservation and Development:

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Naugatuck Valley Council of Governments

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Community Members and Business Owners who participated in engagement efforts.



EXECUTIVE SUMMARY

Every ten years the Town of Thomaston must update its Plan of Conservation and Development (hereinafter, “Plan” or “POCD”) according to CGS. Sec. 8-23. The POCD is an important planning document that outlines how the Town wants to see itself develop over the next ten years. It provides a path to reach goals, address concerns, capitalize on opportunities, and work on identified improvements. It is a vision of what the Town wants to be like in the future.

Plan of Conservation and Development Steering Committee

The Planning and Zoning Commission created the Thomaston Plan of Conservation and Development Steering Committee and tasked it to write the POCD. The Steering Committee was made up of municipal staff, professionals, knowledgeable individuals, and those with a vested interest in the Town of Thomaston.

The Steering Committee met over the course of the planning process to discuss the goals of the Town, review engagement results, and to plan out the POCD and its strategies for the next ten years.

Community Engagement

The contents of the POCD were informed by various community and stakeholder engagement opportunities throughout the planning process. Community insights were foundational to the strategies included in the POCD, as they led to focused action items for implementation for municipal staff, boards, and commissions.

These opportunities included a stakeholder survey and interview, a community kick-off, community meetings to gather feedback, a Mad Libs vision statement exercise, a youth survey, and youth summit to gather insights from Thomaston’s younger generation.

The POCD and the Action Principles

The Plan is organized around six Action Principles, which are visions that guide Thomaston’s future. These visions are what Thomaston’s community wishes to see their Town be like in 2035. These Action Principles are supported by Town related topics ranging from pedestrian infrastructure, open space, tourism, municipal infrastructure, land use, quality of life, and more.

The topics were accompanied by actionable strategies that will help Thomaston fulfill the Action Principles. The strategies are directly informed by community participation opportunities, discussions with stakeholders, community leaders, and the Thomaston POCD Steering Committee.

Below are summarized insights from the Action Principles:

Action Principle 1: Thomaston responsibly stewards its municipal infrastructure and public facilities.

Key Insight: Thomaston's future is dependent on maintaining and improving municipal infrastructure to support the Town's development goals. Continued maintenance and planning of recreational, pedestrian, and waste infrastructure will lead to better quality of life outcomes for all.

Action Principle 2: Thomaston's success is dependent on the health and quality of life of the community.

Key Insight: Thomaston's quality of life can be improved through careful stormwater management and natural hazard planning. Thomaston is home to a rich social network that supports one another. The Town also sports an active volunteer community that strives to make Thomaston better and brighter. Resident access to the outdoors, continued effective emergency response services, senior services, and social services are key to maintaining a high quality of life in Thomaston.

Action Principle 3: Thomaston's amenities make it a vibrant place to visit, play, and shop.

Key Insight: Increasing amenities and addressing improvements that support Thomaston's residential and business community will foster deeper community connections, attract businesses, and create additional tourism for businesses to take advantage of. Reviewing land use regulations, deepening business rapport, better sidewalks, and services like senior transportation will help make Thomaston a place to explore and shop.



Thomaston Senior Citizen Council



Seth Thomas Park



Downtown Businesses

Action Principle 4: Thomaston invests in its businesses and industries to ensure they thrive for generations to come.

Key Insight: Thomaston is committed to continuing its business-friendly environment that encourages new ventures to lay down roots in Town. Its historical industrial background continues to be part of its current business tapestry; which the Town aims to bolster through attracting new manufacturing and industrial firms. Infrastructure, outreach, and policy improvements are areas to address to reach these goals.

Action Principle 5: Thomaston has a safe and connected transportation system for all users.

Key Insight: Road safety in Thomaston is important for motorists, residents, and emergency responders. Efforts to create a safer transportation environment include the needs of pedestrians, the youth, people with disabilities, motorists, and cyclists. Making these spaces more welcoming is key in maintaining a safe environment for the community to travel on foot, by vehicle, aided, and more.

Action Principle 6: Thomaston offers housing options that meet residents throughout all stages of life.

Key Insight: Housing is the basis of a community. Current residents want to have options to stay in Town as they age. Students want housing options so that they can return as young adults with families. Businesses want housing options so that there are individuals to work at and patronize their establishments. Maintaining and creating diverse housing options that vary in type and affordability will allow the community to support additional life-long residents.



UniMetal Surface Finishing



Car crossing from High Street to Main Street



Two-family house on South Main Street

The 2025 POCD is a planning document that incorporates the invaluable insight, experiences, wants and needs, and technical expertise of Thomaston's community. The goals and actions of the Plan were carefully created to ensure meaningful change and development for Thomaston's future and its residents for generations to come.

PLANNING AND ZONING COMMISSION CHAIR LETTER

To the Thomaston Community,

The Planning and Zoning Commission is excited to present the 2025 Thomaston Plan of Conservation and Development. This Plan is an exemplary work that displays the commitment that drives Thomaston's community to look towards a brighter future. Collaboration and passion were sewn throughout the planning process, enhancing the sense of teamwork and action.

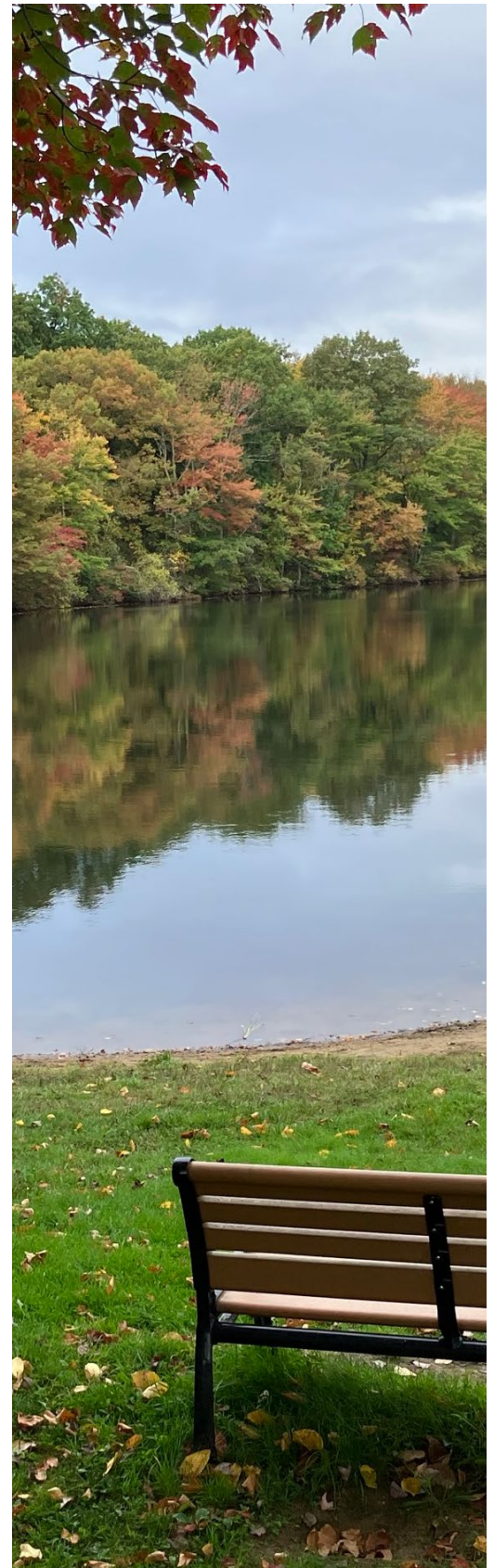
The Commission would like to give thanks to the Thomaston Plan of Conservation and Development Steering Committee. The Committee's efforts over the past year have culminated in a Plan that sets out a path that will improve the lives of all who live, work, and play in Thomaston.

For the next 10 years, the Town of Thomaston will be guided into the future through a community-based plan that considers the wants and needs of residents, the youth, community leaders, champions, and municipal staff. The Plan addresses opportunities and areas of improvement that municipal staff and the broader community share ideas about. Feedback from the public and municipal staff during community engagement efforts helped shape the content of the POCD. The feedback gathered led to actionable strategies that Thomaston looks forward to implementing in the next 10 years.

The Plan reads as a roadmap that highlights Thomaston's values, dreams, and goals; it encompasses the connected nature of its economic, social, environmental, and cultural functions that make Thomaston a town for all time. Thomaston should feel pride in the Plan created. The 2025 POCD is a plan written for the people of Thomaston to know the direction their Town is heading. It identifies strategies that municipal staff, departments, commissions, and boards can implement in the next 10 years to steer Thomaston into the future to be a better version of itself for the next generation and beyond.

Thank you,

Chairman Ralph Celone
Thomaston Planning and Zoning Commission



Nystrom's Park, October 2024

THOMASTON PLAN OF CONSERVATION AND DEVELOPMENT STEERING COMMITTEE CHAIR LETTER

To our Fellow Community Members,

We express the deepest gratitude and appreciation for all those involved in the creation of the 2025 Thomaston Plan of Conservation and Development. Passion and commitment drove collaboration throughout the engagement and planning process. The knowledge, creativity, and efforts of Thomaston and its community are reflected in the goals, strategies, and policies in this plan for the next 10 years.

The Plan incorporated feedback from community members, municipal staff, and Town leaders to establish focused strategies that will guide Thomaston into the future. As Chairman of the Thomaston Plan of Conservation and Development Steering Committee, the goal of this POCD was to create a plan that enhances Thomaston's municipal systems to deepen the impact of its successes in Town.

The Action Principles in this POCD are meant to show the interconnectedness of Thomaston's resources, agencies, and ambitions. Engagement with the public led to deeper levels of understanding of the needs of the people that further focused strategies and the Action Principles. Thomaston's future is brimming with opportunities and paths toward a brighter future for all of its communities.

The Town should feel pride in the Plan it has created to guide the next 10 years of development. It is a plan that shows Thomaston's desire to continue to be a Town for All Time.

Thank you,

Chairman Bert Galpin
Thomaston Plan of Conservation and Development
Steering Committee



Community Meeting, October 2024

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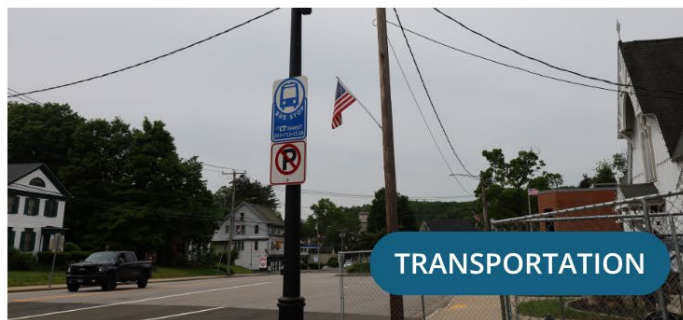


WHAT IS A PLAN OF CONSERVATION AND DEVELOPMENT (POCD)?

A Plan of Conservation and Development, hereinafter “the Plan” or “POCD,” is an important planning tool used by the Town of Thomaston to guide future land use and development decisions.

It is a statement of Thomaston’s vision for the next ten years and the steps the community can take to achieve that vision. The Plan recommends strategies for the prosperity of its present and future community and municipal functions.

A POCD makes recommendations on aspects of the Town of Thomaston that matter to the residents, businesses, and visitors. These include, but are not limited to:



WHY IS THOMASTON UPDATING ITS PLAN OF CONSERVATION AND DEVELOPMENT?

[Section 8-23](#) of the Connecticut General Statutes (CGS) requires Thomaston to adopt a Plan of Conservation and Development at least every 10 years. The responsibility to adopt the POCD is within the purview of the Town of Thomaston's Planning and Zoning Commission. However, the law allows the Planning and Zoning Commission to appoint a special committee to develop the Plan. Thomaston's Planning and Zoning Commission appointed the Thomaston Plan of Conservation and Development Steering Committee to draft the Plan.

The POCD must consider the requirements in CGS Section 8-23 and be consistent with the [State's Plan of Conservation and Development](#) and the [Regional Plan of Conservation and Development](#).¹ The Steering Committee and Planning and Zoning Commission have prioritized the community's voice throughout the creation of this Plan.



Plan of Conservation and Development Steering Committee Meeting, September 2024

HOW IS THOMASTON UPDATING ITS PLAN OF CONSERVATION AND DEVELOPMENT?

The Plan was created with the help of Thomaston residents, businesses, elected and volunteer leaders, municipal staff, and the Board of Education. The Steering Committee considered the lived experiences of the community, relevant data, and technical expertise from organizations such as the Naugatuck Valley Council of Governments, Connecticut Main Street Center, the Thomaston Historical Society, the Thomaston Rotary Club, and the U.S. Army Corps of Engineers.

Main Plan Themes

The Committee wanted to better understand what the community wanted Thomaston to look and feel like in 2035. This included intentional engagement opportunities to better understand:

- Short-, Medium-, and Long-Range Goals
- Future Opportunities
- Future Challenges
- Current Opportunities
- Current Challenges
- Current Conditions



Figure 1. Conceptual Framework of Preliminary Discussions Guiding the POCD.

To answer the question, the Town conducted four engagement opportunities. These included:

I. Stakeholder Interviews

A selection of commission and board leaders and municipal staff were interviewed to understand the Town's goals, challenges, opportunities, current level of service, and perspective on planning topics related to the Plan. A total of 15 interviews were conducted over February and March 2024. An executive summary of the interviews can be found in Appendix A I for key takeaways.

II. Stakeholder Surveys

An online survey was distributed to community members, community-based organizations, and municipal staff. The purpose of the survey was to collect insight into Thomaston's future. The survey included questions on the Town's community, transportation, infrastructure, housing, environment, economic development, and quality of life needs and desires. The survey collected 26 responses. It was opened in May 2024 for two weeks for response intake. An executive summary of the survey and its takeaways can be found in Appendix A II.

III. Community Kick-Off

Planimetrics assisted the Town of Thomaston in conducting a community kick-off at Thomaston High School in June 2024. The event encouraged feedback from residents on how they felt about Thomaston, what they felt proud of, what needed to be changed or improved, where they would like Thomaston to invest more into, and an open discussion on the results of the activities. About 100 community members attended the community kick off in June 2024. The results from the Community Kick-Off can be found in Appendix A III.



Residents at the Thomaston POCD Community Kick-Off in June 2024

IV. Youth Survey

The Youth Survey was a collaborative effort between the Thomaston POCD Steering Committee and the Thomaston Board of Education. The intention of the survey was to gain insight from Thomaston’s youth to better understand the needs of the future.

The survey was distributed to the 7th and 8th graders and the 9th to 12th graders at Thomaston High School through an anonymous survey distributed by the educational administration.

The survey asked questions on transportation, housing, recreational activities, how respondents felt about Thomaston, and other related topics. The survey was open to the students in June 2024 for two weeks and collected 27 responses from the 7th and 8th graders and 28 responses from the 9th to 12th graders. An executive summary of the Youth Survey is available in Appendix A IV.

The Steering Committee used the information gained from the engagement opportunities to establish the six main themes of the plan, referred to as Action Principles.

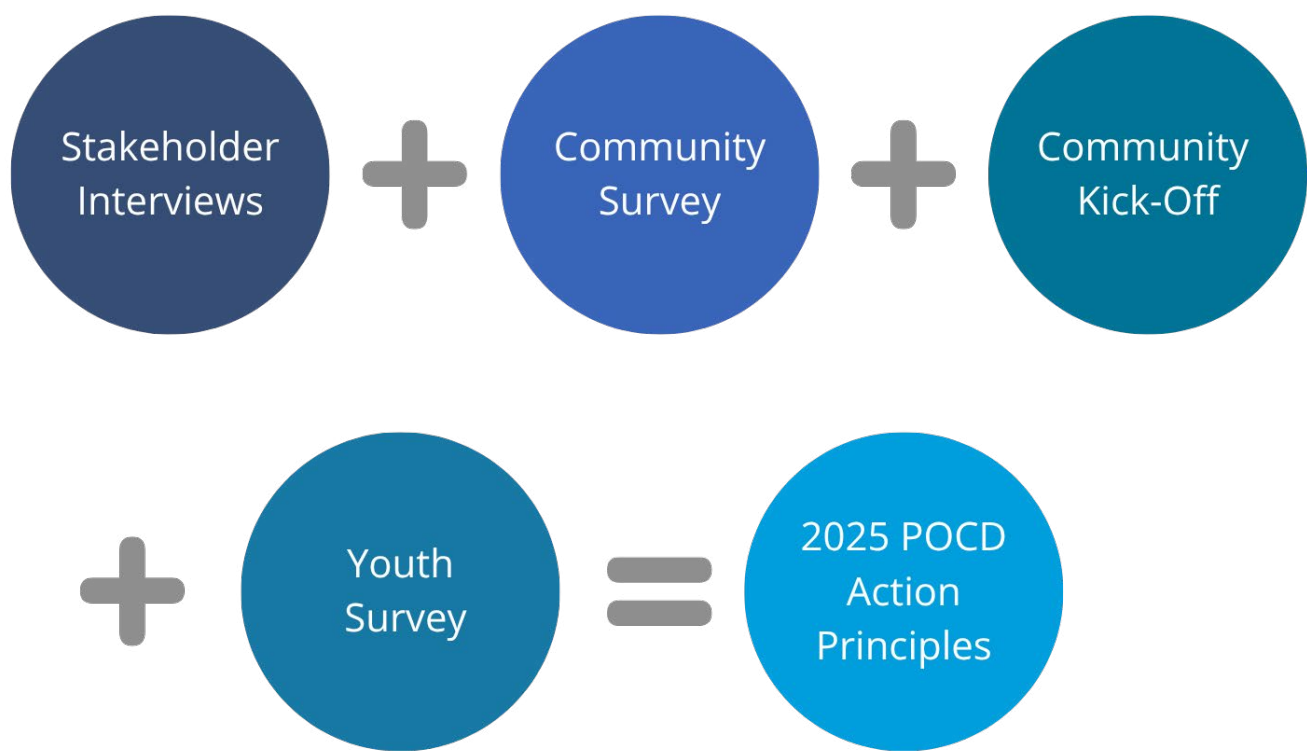


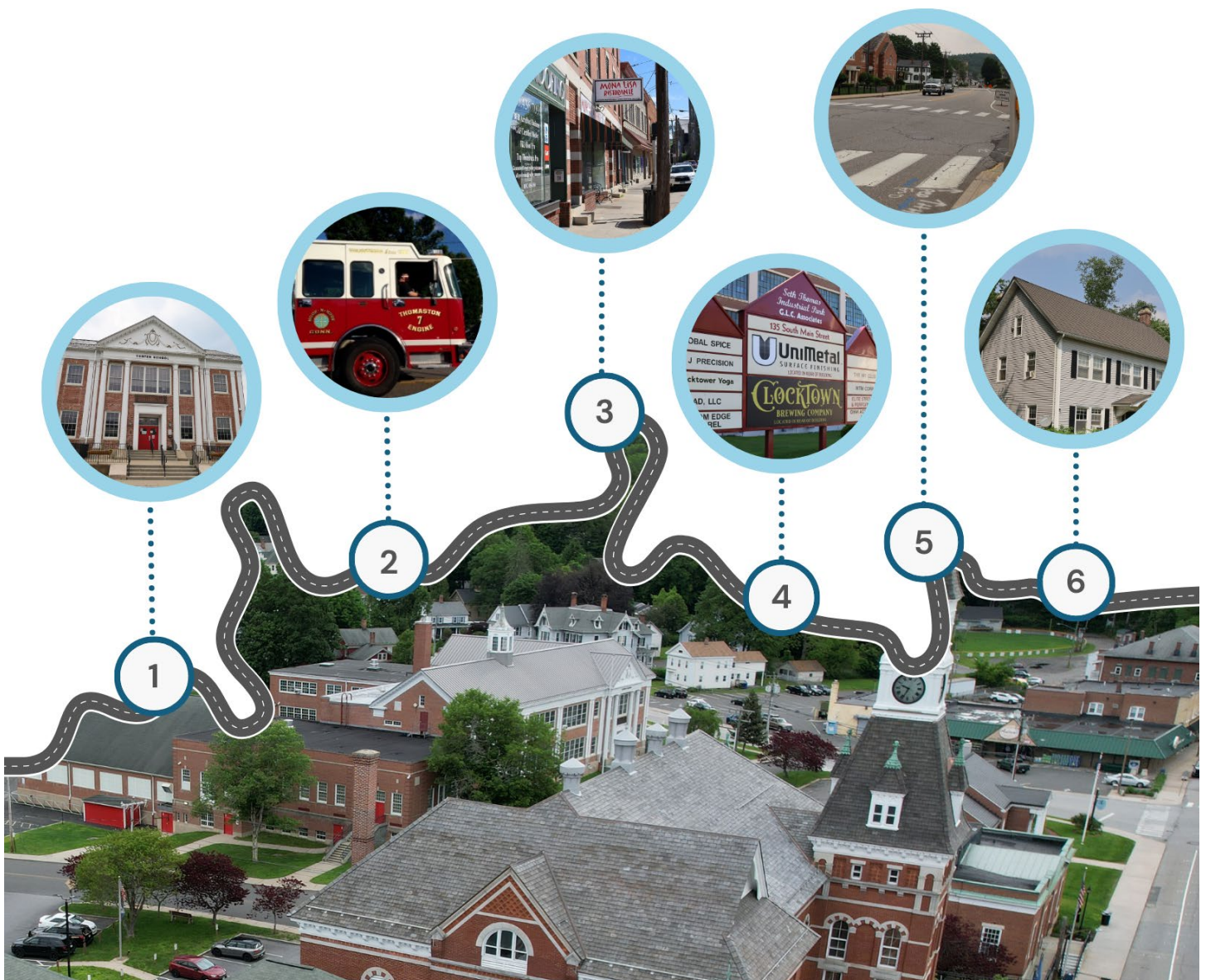
Figure 2. Community Engagement Process Informs POCD Action Principles.

Action Principle Meetings

This Plan is organized around six Action Principles that state goals for what Thomaston will look and feel like in 2035.

The Action Principles are...

1. Thomaston responsibly stewards its infrastructure and public facilities.
2. Thomaston's success is dependent on the health and quality of life of the community.
3. Thomaston's amenities make it a vibrant place to visit, play, and shop.
4. Thomaston invests in its businesses and industries to ensure they thrive for generations to come.
5. Thomaston has a safe and connected transportation system for all users.
6. Thomaston offers housing options that meet residents throughout all stages of life.



Community Meetings

The Committee held a monthly community meeting for each Action Principle. The purpose of the community meeting was to provide an opportunity to receive feedback on the Action Principles. Attendees participated in activities related to the topics within each Action Principle. Strategies to achieve each Action Principle were created from the feedback gathered from the Community Meetings.

Strategy Meetings

The Committee held a second monthly strategy meeting for each Action Principle. The purpose of the strategy meeting was to review the strategies drafted from feedback at the community meeting. Attendees set goal implementation time ranges (e.g., 2 years for short-range; 5 years for medium-range; and 10 years for long-range) and prioritized strategies in each time range.



Community Meeting for Action Principle #1, September 2024

Additional Engagement Priorities

I. Engage the Community in setting the Town's vision.

A Mad Libs activity was created to incorporate community input into the Thomaston POCD Vision Statement. The activity prompted participants to fill in lines about Thomaston, its future, and what makes the Town of Thomaston special.

Physical copies of the activity were available in four locations: Thomaston Library, the Town Clerk's Office, the Selectmen's Office, and the Senior Center. Accompanying the physical copies was a flyer that listed other locations of physical copies and a QR code that led to the online version of the activity.

The online version was created to reach the wider Thomaston audience. It was distributed via the flyer, as well as on Thomaston social media pages on Facebook. Additional flyers were distributed to 25 businesses in Thomaston to expand outreach and participation. It was also posted on the Thomaston website.

The activity was open for all of January 2025. Twenty-one online surveys were submitted, and nine physical copies were collected for a total of twenty-eight responses.

II. Encourage attendance at the Action Principle Meetings.

Flyers were created to advertise the Action Principle Meetings for community members to participate in. The flyers included information on the Action Principles, date, location, and what participants can generally look forward to.

The flyers were distributed to 25 businesses in Thomaston to increase community awareness of the meetings. The flyer was then shared online on Thomaston-centric social media pages on Facebook through the Thomaston POCD Steering Committee members.



Community meeting flyer at Patti's Place

III. Include youth in the planning process.

The Town of Thomaston, the Thomaston Board of Education, the Steering Committee, and the Naugatuck Valley Council of Governments conducted a two-day Youth Summit where almost 60 high school students participated in the planning process. During the Youth Summit, students were separated into groups to create strategies under each of the POCD's Action Principles that would be reviewed to include in the POCD.

A badge 🏆 was created to identify strategies the students' work aligned with to ensure their input was incorporated and given recognition.



PAST PERSPECTIVES: HISTORY OF THOMASTON

Thank you to the Thomaston Historical Society for providing this section.

Thomaston, Connecticut, has a rich and fascinating history that spans centuries, beginning with its settlement in the 1600s. In 1657, a hunting party from Farmington, Connecticut, ventured into the Naugatuck Valley, becoming the first Europeans to see the area. They discovered what they believed to be a lead mine, a spot still known today as Lead Mine Brook. While no wealth came from this discovery, it sparked further interest in the region. In 1673, the Town of Waterbury was established, and by 1674, the area was granted permission to settle, though Native American conflicts delayed settlement until 1677.

The first known settler in what is now Thomaston was Henry Cook, around 1727, followed by John Sutliff in 1730. By the late 1730s, the community had grown to 14 families, and by 1739, they formed the Northbury Parish, independent from the nearby towns of Watertown and Waterbury. Over the next few decades, as the settlement grew, the Town underwent multiple divisions. In 1780, Northbury separated from Waterbury to form Watertown, and in 1795, it separated again to form Plymouth. The area known as Plymouth Hollow would eventually become Thomaston.

The most significant turning point in Thomaston's history came in the early 19th century with the arrival of Eli Terry, a clockmaker. Terry, who had been working in the mills along the Naugatuck River since 1793, invented a system for mass-producing clock gears, revolutionizing the clockmaking industry. In 1813, Seth Thomas, a prominent clockmaker from the region, bought a mill in Plymouth Hollow and established the Seth Thomas Clock Company. The company would grow rapidly, with Thomas continuing to purchase property and expand his operations.



Thomaston Main Street, 1909

By 1856, Thomas began labeling his clocks with “Thomas Town,” and in 1875, after significant industrial growth, the area officially became the Town of Thomaston in honor of Seth Thomas. The Town's economic development continued, with major industries such as the Thomaston Knife Company, Plume and Atwood, and the Hallden Machine Company contributing to its growth. The construction of key buildings, including the Town Hall, Opera House, and brick structures like the American Hall and Morse Block, transformed Thomaston's downtown.

The Seth Thomas Clock Company remained the centerpiece of Thomaston's economy, with the company eventually expanding to multiple locations. In 1915, the company consolidated its operations into a new building, and by the mid-20th century, Thomaston's industrial sector continued to thrive. Many of the historical buildings associated with the Town's industrial past, such as the Thomaston Opera House and Trinity Church, are now listed on the National Register of Historic Places.

Today, Thomaston remains a center for small and medium-sized manufacturing, with the original clock factory now serving as a thriving industrial park. The Town's natural features, including the Naugatuck River and several brooks, have shaped its development. Following the 1955 flood, the Army Corps of Engineers constructed dams to protect the Town's infrastructure. Thomaston's rich history is reflected in its preserved historic buildings and continued industrial growth.



Seth Thomas Clock Company

A POINT IN TIME: THOMASTON TODAY

The Town of Thomaston Plan of Conservation and Development Steering Committee considered the physical, social, economic, and governmental conditions and trends throughout the planning process.

To do this, the Committee considered the following plans and policies:

- 2014 Plan of Conservation and Development
- 2023 Affordable Housing Plan
- Board of Education 5-Year Policy and Strategic Improvement Plan
- 2019-2024 Budgets
- Capital Improvement Plan
- Downtown Center Plan
- Hazard Mitigation Plan
- Stormwater Management Plan
- Tax Incentive Program
- Water Pollution Control Plan
- The Connecticut State Plan of Conservation and Development (CandD Plan)
- NVision50, the Metropolitan Transportation Plan for the NVCOG Region
- Naugatuck River Greenway Plan
- 2008 Central Naugatuck Valley Regional Plan of Conservation and Development

Each plan or policy was read by staff who created an executive summary for the Committee with key takeaways and considerations for the 2025 Plan. Committee members reviewed plans or policies in depth as they related to their respective interests.

Additionally, the Committee examined quantitative data that related to the above considerations. This was done through a data walk and review of relevant data sources in January of 2024. The data utilized by the Steering Committee can be reviewed in Appendix B.

Thomaston utilized this comprehensive process in conjunction with the community engagement process to best understand the Town as it exists today.



Downtown Thomaston

THOMASTON 2035: A TOWN FOR ALL TIME

The Town of Thomaston is a small, charming New-England town in the Naugatuck Valley region. Thomaston boasts a mix of natural beauty, rich industrial history, and a tight-knit community of hardworking people. These traits will be carried into the future with an exciting vision of development, access, connectivity, and prosperity within the community.

The future of Thomaston in 2035 requires improvements to key municipal infrastructure to achieve the Town's development goals. The Town will address these challenges to ensure a brighter and sustainable future for its residents and businesses. Current studies are in the works to kickstart data collection, analysis, and planning for next steps.

Thomaston's Downtown and Watertown Road are areas teeming with potential to diversify businesses and improve the pedestrian experience. These are core areas of retail, commercial, and industrial business that keep Thomaston thriving. Without investment in the existing infrastructure, Thomaston will be unable to plan for new businesses or offer housing options that will meet residents throughout all stages of life.

Walkability and access are important features for the Thomaston community, especially for the youth, seniors, people with disabilities, young families, and visitors who explore Thomaston for entertainment and recreational opportunities. Thomaston must invest in itself and increase economic development capacity through the creation of a municipal staff position. The Town will achieve its economic development goals slower without a coordinated planning effort and additional capacity.



Clock at Kenea Park in downtown Thomaston

Thomaston's conservation goals are to protect and maintain current open space rather than acquire additional acreage. Of all the land in Thomaston, 26% is classified as open space. Within that open space, 78.4% is owned by the federal or state government or by a water company. Additionally, 93.3% of all of the land within the Town that is classified as open space is considered protected. Federal, state, and Class I & II water company land was considered protected even if the property did not have a deed restriction because of the low likelihood of development. Access to open space and nature will continue to be maintained and improved with new fixtures such as benches, lighting, and pet-friendly amenities.

Regional projects like the Naugatuck River Greenway will improve access to open space and connect Thomaston to its neighboring municipalities. Enhancing the welcoming feel and amenities of the Town is important in raising the quality of life for all who live, work, and play in Thomaston.

The synergy between the various volunteer groups, community organizations, businesses, and Town boards and commissions are important to maintain Thomaston's social fabric. The efforts of their collaboration are shown during town-wide events and beautification efforts that brighten Thomaston's streetscape. Thomaston's businesses are long-standing spaces of commerce and community for many in Town. With continued coordination, the quality of services businesses provide for residents and visitors will improve. Overall, this dynamic reinforces the long-time Town spirit of supporting one another for the benefit of the community.

The future of Thomaston is bright and includes goals carefully identified by the community in order to pave a road to continued success for the next ten years.



Moms Place

Vision Statement

In 2035, Thomaston will maintain its small-town feel while promoting itself as a premier place to visit, work, and play in Connecticut. Thomaston values its hard-working spirit and strong community ties that allow the Town to thrive. The Town aims to be a community in which those who wish to age in place may do so alongside the next generation of young adults and families who will make Thomaston their home.

The Town's goals will be realized through a variety of improvements that will increase the quality of life for all who come to Thomaston. Businesses will thrive through a business-friendly climate that emphasizes the importance of public-private partnerships. Thomaston's pride in its way of life that connects people to one another through its town-wide events, rich historical ties, and a shared belief in the bright future it strives to achieve in the next ten years will allow Thomaston to be a Town for All Time.



Downtown Thomaston



Action Principle 1:
**Thomaston responsibly stewards its
municipal infrastructure and public
facilities.**

This Action Principle was formed through engagement with the POCD Steering Committee, community members, and municipal staff. Stakeholders identified the importance of the Town of Thomaston's infrastructure and public facilities as systems that are necessary for future development, resilience, public safety, enjoyment, and an overall higher quality of life.

Community Insights

The Town's industrial, commercial, and residential goals cannot be realized without an improved sewer system that can accommodate increased volume intake.

Thomaston's Water Pollution Control Facility (WPCF) is an important piece of infrastructure for the future of the Town. In 2014, the Facility was operating at sixty-five (65) percent of its design capacity.²

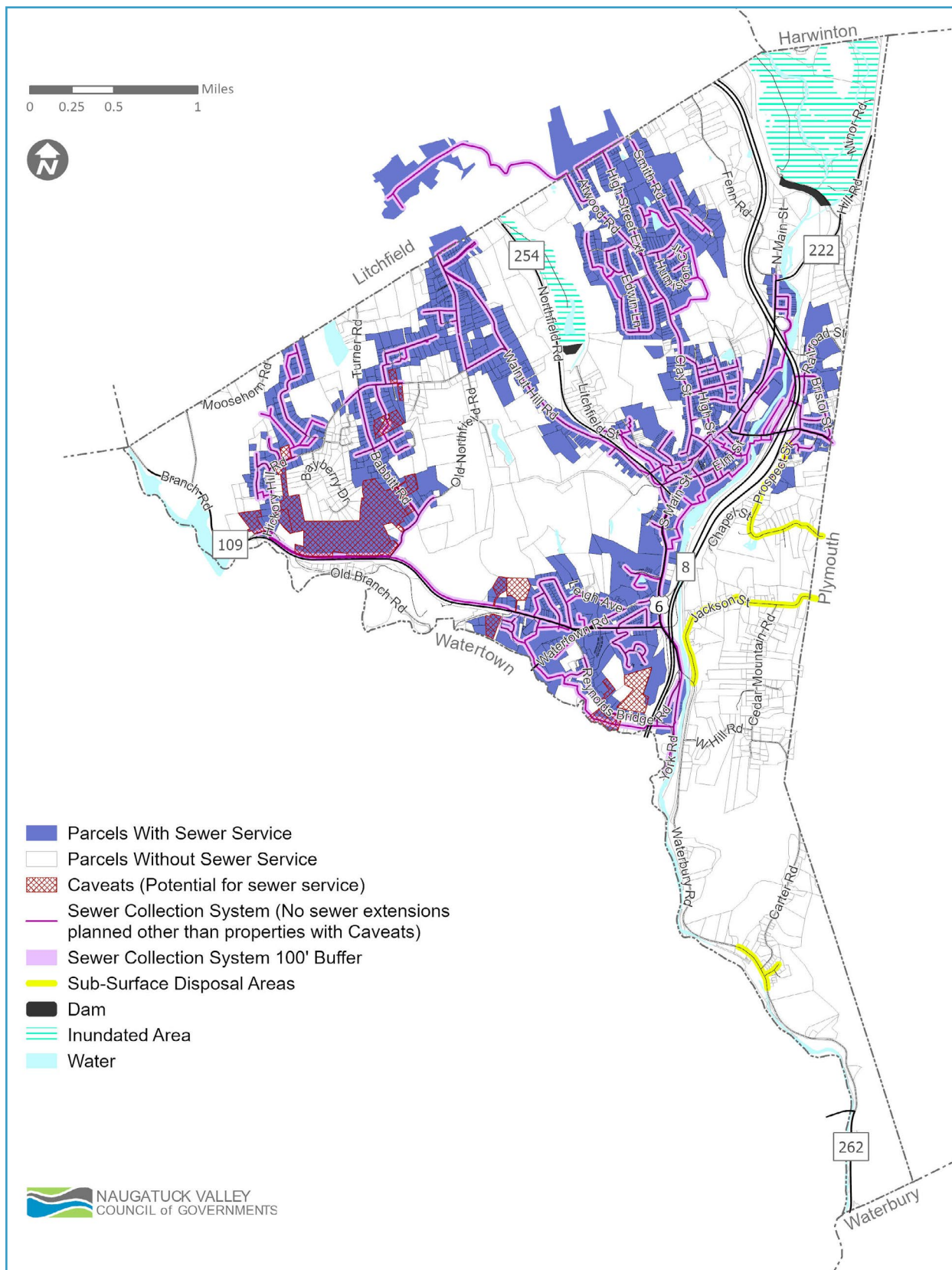
Stakeholder interviewees stated that the WPCF is currently at- or over capacity in certain areas of Thomaston. Stakeholders and community members alike expressed a desire to see Thomaston expand its development opportunities in the next ten years. Any development will rely on the WPCF upgrading and increasing its capacity. The Town has decided to maintain the current sewer service map as seen on page 26, until upgrades are possible.

In the future, the Town hopes to consider the viability of expanding sewer access to the following areas identified as seen on the map on page 27. Any expanded service area will need to be approved by the Water Pollution Control Authority to ensure the safe addition of users to Thomaston's infrastructure.

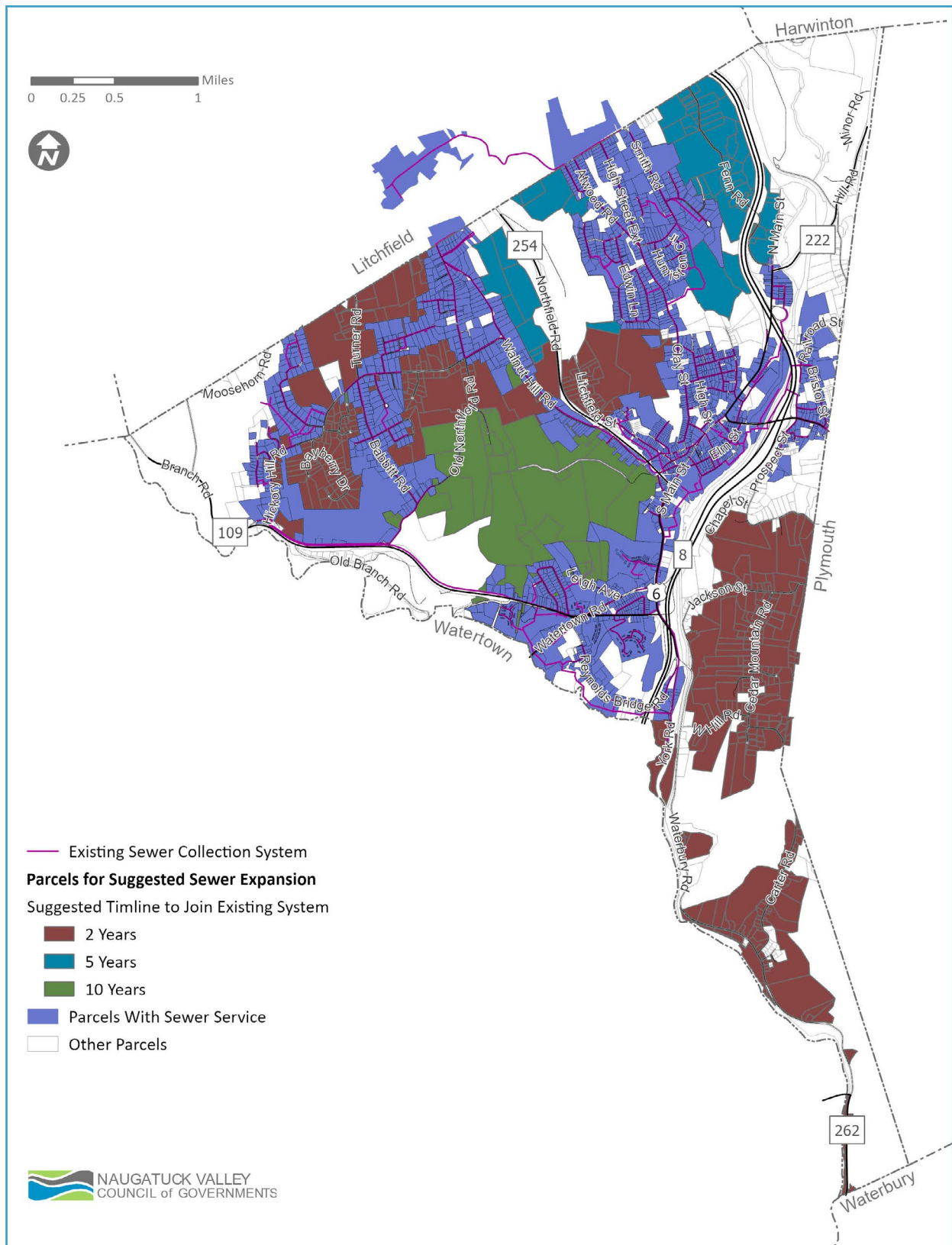


Water Pollution Control Authority

Thomaston Sewer Service Map



Desired Sewer Service Map



The map shows suggested areas of sewer expansion over 2-, 5-, and 10-years. It is intended to show suggested areas for the Thomaston WPCA to consider, and not to set policy. These areas require further study to determine feasibility.

Over the next decade, Thomaston should prioritize waste infrastructure planning to mitigate anticipated capacity and environmental challenges.

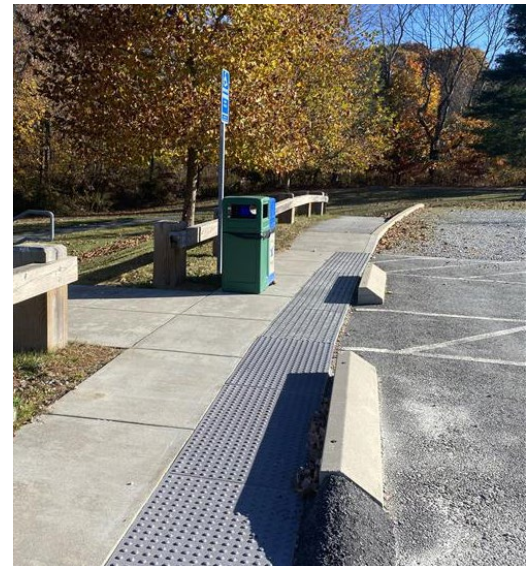
Concerns of how to reduce waste is an ongoing issue across the nation and state. In Thomaston, services are currently stable. However, waste experts anticipate future municipal challenges regarding waste reduction and disposal. While further discussions on how to divert waste on the regional level have begun, Thomaston will need to plan for this future challenge. Thomaston should explore different waste reduction programs and practices to undertake that best fit the needs of the community.

The survey conducted during the Action Principle Community Meeting showed that respondents felt favorably towards waste diversion programs. Further community involvement is needed to decide how to best address this issue.

Recreational facilities are important for residents of all ages and abilities, and their continued maintenance is crucial for people's long-term health and enjoyment.

Thomaston's recreational fields are a popular asset in Town. They are used by the school district and community members alike for sports, events, entertainment, and extracurricular activities. Stakeholder survey respondents identified continued and improved facility maintenance, inclusion of new amenities, and improved accessibility measures as priorities for the next ten years. A survey conducted during the Community Meeting identified common uses for recreational facilities include exercise, connecting to nature, and enjoyment of time with friends and family.

Recent improvements towards Seth Thomas Park were completed in 2024. Through funds from CTDEEP, the Connecticut Community Fund, and fundraising with In Your Own Backyard, the Seth Thomas Park Revitalization Committee installed new amenities to the park: handicap accessibility and parking, pathways, a performance and seating area, lighting, water, and new landscape design. This project exemplifies the kind of maintenance and improvements Thomaston's community wants to see.



Nystrom's Parking Lot and Signage



Highwood Farms Field



Little Free Library

The community wants improved public infrastructure that better meets their present and future needs.

Stakeholder interviewees emphasized the need to keep municipal facilities up to date and have access to resources to serve the community. The Americans with Disabilities Act (ADA) has a variety of requirements for municipal buildings and sidewalks, crosswalks, and public walkways that the Town of Thomaston must continue to comply with.³

Participants of the Thomaston Stakeholder Survey and Youth Survey emphasized the need to maintain, improve, and expand the existing sidewalk network in Thomaston. Stakeholders and community members identified the need for improved sidewalk networks to accommodate pedestrians, people with disabilities, and others.

The downtown area is a focus for sidewalks as a central commercial and economic corridor in Thomaston. The road network connecting Thomaston High School to the downtown area is another area of focus because of the frequent student foot traffic.

Moreover, community members noted the need for additional public infrastructure in the downtown district.

What is Public Infrastructure?

Public infrastructure are all facilities and systems developed, owned, maintained, and operated by the government (the Town of Thomaston). These include facilities that are open to the public. Ex. Sewer system, Reeve's Field, or Town Hall



Thomaston Opera House and Town Hall

Strategies to Achieve Action Principle #1

Strategies are organized by short-, medium-, and long-term ranges, and then by highest to lowest priority in each term range.

Sewer Infrastructure

Sewer capacity in Thomaston is at a critical turning point for the Town to implement the 2025 Plan of Conservation and Development. A majority of the Town's commercial, industrial, and residential goals are contingent on an upgraded sewer system that can effectively and sustainably accommodate the increased demand. Updating the current system is of higher priority than expansion.

Short Range (2 Years)

AP1-SI-1 Create a standing agenda item on the WPCA Regular Meeting Agenda to discuss the WPCA Plant Upgrade and WPCA Plan.

- Invite relevant staff and commissions (Planning and Zoning Commission, IWWA, Torrington Health District, etc.) to attend the relevant meetings regarding planning processes.

AP1-SI-2 Commence the Plant Capacity and Inflow and Infiltration Study.

AP1-SI-3 Create a plan for the Town to apply for the [CT Clean Water State Revolving Fund Programs](#) (CWSRF). Below is a proposed high-level process recommendation to guide next steps.

- Complete the Plant Capacity and Inflow and Infiltration Study.
- Understand what needs to be included in the Capital Improvement Plan to access CWSRF.
- Complete Planning Report as required by the CWSRF.
- Site Development.
- Construction.

Key Strategy Implementors and Stakeholders (AP1-SI-1 through AP1-SI-3): Water Pollution Control Authority, Board of Finance, Board of Selectmen, Grant Writer.



Figure 3. General progression chart of steps for the commencement of Thomaston's sewer system improvement through CTDEEP's Clean Water State Revolving Fund Program.

AP1-SI-4 Implement educational programs to encourage reducing water use, thereby reducing wastewater.

Key Strategy Implementors and Stakeholders: Water Pollution Control Authority, Board of Finance, Board of Selectmen.

Medium Range (5 Years)

AP1-SI-5 Update the [CGS Sec. 7-246](#) Thomaston Water Pollution Control Plan and Sewer Area Map.

Key Strategy Implementors and Stakeholders: Water Pollution Control Authority, Board of Finance, Board of Selectmen, Grant Writer.

AP1-SI-6 Consider reserving WPCF capacity to accommodate future commercial and industrial growth.

Key Strategy Implementors and Stakeholders: Water Pollution Control Authority.



Water Pollution Control Authority

Waste Infrastructure

Waste reduction and diversion are anticipated to be of interest to Thomaston over the next decade. Thomaston's waste management practices are important to the Town's capacity to handle additional growth.

Short Range (2 Years)

AP1-WI-1 Thomaston will set waste reduction goals and enact programs or policies to achieve it.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department, Board of Finance, Board of Education, Board of Selectman, District Custodian, and the Naugatuck Valley Council of Governments.

Medium Range (5 Years)

AP1-WI-2 Thomaston will explore the implementation of small-scale, voluntary waste programs where practical, such as separating cafeteria food waste or stationing more clothing donation bins around Town.

AP1-WI-3 Thomaston will pursue regionalization of solid waste services, equipment, and programming, either through NVCOG's pending Regional Waste Authority or intermunicipal agreements.

Key Strategy Implementors and Stakeholders (AP1-WI-2 through AP1-WI-3): Thomaston Public Works Department, Board of Finance, Board of Education, Board of Selectmen, District Custodian, and the Naugatuck Valley Council of Governments.

Long Range (10 Years)

AP1-WI-4 Thomaston will work independently or in collaboration to conceptualize, develop, and site additional waste or recycling infrastructure.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department, Board of Finance, Board of Education, Board of Selectman, District Custodian, and the Naugatuck Valley Council of Governments.



Curbside waster containers on East Main Street



School Facilities

Improving infrastructure and amenities at Thomaston school facilities will ensure students, staff, and parents have a safe and welcoming environment to learn, play, and grow.

Short Range (2 Years)

AP1-SF- 1 Use the Thomaston Public Schools Facilities Assessment and Master Plan, created in July 2024, to prioritize and schedule necessary facility improvements recommended to be completed in 2025-2026 to provide safe access to schools for educational staff, students, and guardians. Improvements include, but are not limited to:

- **Black Rock Elementary School:** Improvements and updates to doors, cabinetry, the gymnasium, natural gas main, rooftop repairs, ventilation systems, and water system replacements.
- **Center School:** Improvements and updates to classroom storage cabinetry, hot water system, security system, bathroom improvements, flooring, and lighting.
- **Thomaston High School:** Improvements and updates to cabinetry, exhaust systems and electric system.

Key Strategy Implementors and Stakeholders to be determined at the discretion of the Board of Education.



Thomaston High School

Medium Range (5 Years)

AP1-SF-2 Use the Thomaston Public Schools Facilities Assessment and Master Plan, created in July 2024, to prioritize and schedule necessary facility improvements recommended to be completed in 2030-2031 to provide safe access to schools for educational staff, students, and guardians. Improvements include but are not limited to:

- **Black Rock School:** Improvements and updates to chimneys, plumbing systems, sidewalks, and louvers.
- **Center School:** Improvements and updates to water system, school roof, fencing, technology equipment, and plumbing system.
- **Thomaston High School:** Improvements and updates to exterior walls, cabinetry, elevators, water systems, gas systems, pump systems, and ventilation systems.

Key Strategy Implementors and Stakeholders to be determined at the discretion of the Board of Education.

AP1-SF-3 Incorporate uniform ADA improvements and updates to school buildings (Black Rock, Center School, and Thomaston High School) to improve users' quality of life and accessibility to lavatories, classrooms, entrances, and outdoor spaces.

- Examples: Tactile surfaces, crosswalks, ramp upgrades, repaving cracked surface, etc.

Key Strategy Implementors and Stakeholders to be determined at the discretion of the Board of Education.

AP1-SF-4 Incorporate uniform ADA improvements and updates to school recreational fields to improve accessibility for students and spectators, and to enhance the enjoyment of the outdoors and sports for Thomaston's youth.

- Example: Accessibility improvements to increase access to the dugout and field at Center School.

Key Strategy Implementors and Stakeholders to be determined at the discretion of the Board of Education.



Black Rock Elementary School

Long Range (10 Years)

AP1-SF-5 Continue meaningful discussions around potential school consolidation to find best solutions for Thomaston's students, educators, and community needs.

Key Strategy Implementors and Stakeholders to be determined at the discretion of the Board of Education.

AP1-SF-6 Use the Thomaston Public Schools Facilities Assessment and Master Plan, created in July 2024, to prioritize and schedule necessary facility improvements from the 2035-2036 period to school infrastructure to provide safe access to schools for educational staff, students, and guardians. Improvements include but are not limited to:

- **Black Rock School:** Improvements and updates to carpet, water system, communication systems, exterior platforms, doors, bathrooms, cabling, and walls.
- **Center School:** Improvements and updates to heating system, exterior doors, cabling, water system, concrete foundation, and auditorium.
- **Thomaston High School:** Improvements and updates to cabinetry, school roof, water systems, doors, sidewalks, stair infrastructure, windows, bathrooms, plumbing system, cabling, and communications.

Key Strategy Implementors and Stakeholders to be determined at the discretion of the Board of Education.



Thomaston High School

Municipal Facilities

Many of the Town of Thomaston's municipal services operate in municipal facilities that provide residents with access to necessary programs and services. Main discussion topics included improvements to accessibility measures in Town facilities and potential timelines for additional updates to be made.

Short Range (2 Years)

AP1-MF-1 Schedule and complete key repairs and upgrades to the Public Works facility, including:

- Repair damaged floors.
- Seal cracks in the walls of the facility.
- Add a wash bay facility to clean the Town of Thomaston's fleet in a manner compliant with environmental standards.
- Upgrade the 10 FT garage doors to 12 FT to accommodate modern municipal vehicles.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department, Board of Finance, and Board of Selectmen.

AP1-MF-2 Research grant opportunities for modernization practices from CT DEEP for salt storage and other storage related concerns.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department, Board of Finance, Board of Selectmen.

AP1-MF-3 Consider formalizing an agreement between the abutting parcel and the Town of Thomaston for the Town use of their property or establish a plan to move all Public Works materials onto the Town owned land.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department and Board of Selectmen.

AP1-MF-4 Update the windows in Town Hall to improve energy efficiency for the building.

Key Strategy Implementors and Stakeholders: Board of Finance and Building Maintenance Manager.

AP1-MF-5 Update the exhaust system at the Ambulance Corps headquarters to improve facility maintenance and OSHA compliance.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department, Ambulance Corps., and Building Maintenance Manager.

AP1-MF-6 Work with State Historical Preservation Office to identify historical building improvements and grant funding opportunities for updates to town-owned historical buildings in Thomaston.

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Selectmen, Building Maintenance Manager, and State Historical Preservation Office.

AP1-MF-7 The Town will establish a policy for future land acquisitions to ensure due diligence is completed prior to any acquisition.

Key Strategy Implementors and Stakeholders: Land Use Department, Thomaston Public Works Department, Board of Finance, Board of Selectmen, and Planning and Zoning Commission.

Medium Range (5 Years)

AP1-MF-8 Work with NVCOG to enter CTDOT's pilot program that will help create ADA Transition Plans for public right of ways.

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Selectmen, Economic Development Commission, Public Works Maintenance Coordinator, and Grant Writer.

AP1-MF-9 Work towards American with Disabilities Act (ADA) compliance by completing an ADA Transition Plan for sidewalks, crosswalks, and public walkways.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department, Board of Finance, Board of Selectmen, Economic Development Commission, and Grant Writer.

AP1-MF-10 Create a Town of Thomaston Public Facilities Plan to identify and prioritize maintenance improvements.

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Selectmen, Economic Development Commission, Public Works Maintenance Coordinator, and Grant Writer.



Town Hall Entrance

AP1-MF-11 Schedule and complete necessary facility expansions, including:

- Additional bathroom facilities.
- A clean room for staff.
- A wash facility/wash bay for municipal vehicles.
- Additional administrative space.
- Additional storage for Public Works fleet, machinery, and materials.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department and Board of Finance.

AP1-MF-12 Continue efforts of Phase 1 of Opera House repairs and plan and budget for next phase.

Key Strategy Implementors and Stakeholders: Board of Finance, and Board of Selectmen, and Building Maintenance Coordinator.

AP1-MF-13 Improve Town-owned sidewalks around Town Hall so that they are in line with ADA accessibility requirements and in good condition for use.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department, Board of Finance, and Board of Selectmen, and Building Maintenance Coordinator.

AP1-MF-14 🧑🏻 Work with the State of CT to repair potholes to maintain safe and drivable roads for all in Thomaston.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department, Board of Finance, and Board of Selectmen, and CT Department of Transportation.

Long Range (10 Years)

AP1-MF-15 Create a plan to mitigate environmental concerns related to a parcel's topography and prior uses.

Key Strategy Implementors and Stakeholders: Land Use Department and Planning and Zoning Commission.

AP1-MF-16 Plan and budget for anticipated repairs for Town Hall roof that were not completed in the 2024 roof renovations.

Key Strategy Implementors and Stakeholders: Board of Finance, and Board of Selectmen, and Building Maintenance Coordinator.

Recreational Facilities

Thomaston utilizes its recreational facilities for educational, sports, health, and open space purposes. These facilities offer important spaces for school sport programs, access to nature, seasonal recreation, town-wide events, and more. Ensuring the facilities are maintained and improved will lead to longevity and use of the Town's investment in its recreational facilities. Further consideration is needed to expand access to different levels of abilities to meet the needs of all residents regardless of age throughout their life.

Short Range (2 Years)

AP1-RF-1 Create Town of Thomaston Municipal Recreational Plan to identify future recreational improvements, such as expansion and/or creation of new recreational opportunities and locations.

AP1-RF-2 Identify ADA improvements to increase accessibility of recreational facilities for all users. (e.g. Walk paths, platforms, benches, etc.)

AP1-RF-3 Conduct a park and recreation area inventory to better understand current inventory and condition.

AP1-RF-4 Consider expanding recreational facilities or adding pickleball courts and amenities to existing facilities.

Key Strategy Implementors and Stakeholders (AP1-RF-1 through AP1-RF-4): Parks and Recreation Department, Thomaston Public Works Department, Board of Selectman, Board of Finance, Economic Development Commission, and Grant Writer.

AP1-RF-5 Continue public outreach and education on open space and recreational opportunities in Town.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department, Board of Selectmen, Board of Finance, Beautification Committee.



Tennis Courts at Nystrom's Park

AP1-RF-6 Enhance Seth Thomaston Park with plants, ornamental trees, walkways, benches, and band shell.

Key Strategy Implementors and Stakeholders: Board of Selectmen, Board of Finance, Beautification Committee.

AP1-RF-7 Improve Reeves' Field through:

- Expanding the recreational garage to ensure the Recreation Department has sufficient storage and capacity to maintain improvements to Reeve's Field and municipal facilities.
- Improve the accessibility of Reeve's Field by adding sidewalks for users to get to the playground and the field.
- Collaborate with the Thomaston Little League to consider opportunities for public art at Reeves Field. Potential locations could include the back of the dugouts.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department, Thomaston Public Works Department, Board of Finance, Board of Selectmen, and Grant Writer.

AP1-RF-8 Work with the Thomaston Little League to update the batting cages.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department.

AP1-RF-9 Collaborate with the Board of Education to plan upgrades to the dugout at Sanford Avenue Field.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department and Board of Education.

AP1-RF-10 Increase storage capacity at Highwood Farms Field so that Thomaston Soccer, the Board of Education, and the Recreational Department can continue to improve and maintain the amenities available.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department, Board of Finance, and Board of Education.

AP1-RF- 11 🏆 Discuss the potential to create a committee of Thomaston community members to steward the recreational fields in Town via a survey.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department and Board of Selectmen.



Reeve's Field Playscape

Medium Range (5 Years)

AP1-RF-12 Undertake improvements to Sanford Avenue Field, including but not limited to, updating the fencing, re-stoning the dugouts, levelling out the area closest to the softball diamond to ensure safety of users, and the addition of other recreational facilities.

AP1-RF-13 Undertake safety improvements to Highwood Farm Field, including but not limited to:

- Updating the parking, whether by paving or re-painting lines, to safely manage users and ensure the maximum utilization of the field.

Key Strategy Implementors and Stakeholders (AP1-RF-12 through AP1-RF-13): Parks and Recreation Department, Thomaston Public Works Department, and Board of Finance.

AP1-RF-14 Study the possibility of utilizing the town-owned property adjoining Hillside Cemetery to supplement and enhance passive recreational activities and opportunities for the Town's residents.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department, Land Use Department, Board of Finance, and Planning and Zoning Commission.

Long Range (10 Years)

AP1-RF-15 Update the playground at Reeves' Field for better use and access.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department and Board of Finance.

AP1-RF-16 Undertake safety improvements to Highwood Farm Field, including but not limited to:

- Filling in the sloping topography near the sheds to increase programmable area.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department and Board of Finance.



Sanford Avenue Field

Pedestrian Infrastructure

Walkability is increasingly becoming a feature many municipalities want to implement in their towns. Thomaston's downtown is a vibrant area with restaurants, educational facilities, municipal services, commercial businesses, and more. People visiting the area should have the option to access and experience Thomaston on foot.

Infrastructure and pedestrian features that encourage people of all ages and abilities to explore Thomaston are important for town connectivity. Planning for pedestrian improvements in core areas of Town will lead to increased foot traffic and circulation of people to Thomaston's vibrant businesses and community services.

Short Range (2 Years)

AP1-PI-1 Amend Thomaston's Downtown Plan to include a map with priority locations for pedestrian amenities, such as benches, bike racks, trash cans, landscaping, and public art.

AP1-PI-2 🏷️ Inventory current sidewalk network to create a plan for maintenance, expansion, and accessibility improvements.

AP1-PI-3 Complete sidewalk network in the downtown area.

AP1-PI-4 🏷️ Add additional sidewalks along the South Main Street corridor.

AP1-PI-5 🏷️ Add additional lighting on East Main Street.

AP1-PI-6 🏷️ Add additional lighting on South Main Street.

AP1-PI-7 *If not done already*, create a plan of approved infrastructure designs (e.g. design of trash cans, benches, and lighting fixtures) to ensure a coordinated look throughout Town.

Key Strategy Implementors and Stakeholders (AP1-PI-1 through AP1-PI-7): Board of Selectmen, Board of Finance, Economic Development Commission, and Grant Writer.



Kenea Park

Medium Range (5 Years)

AP1-PI-8 Identify locations and construct public parking to fulfill Town need.

AP1-PI-9 🧑 Add additional lighting Downtown.

AP1-PI-10 Identify and promote locations for public art installations through partnerships with local artists, cultural centers, and community organizations.

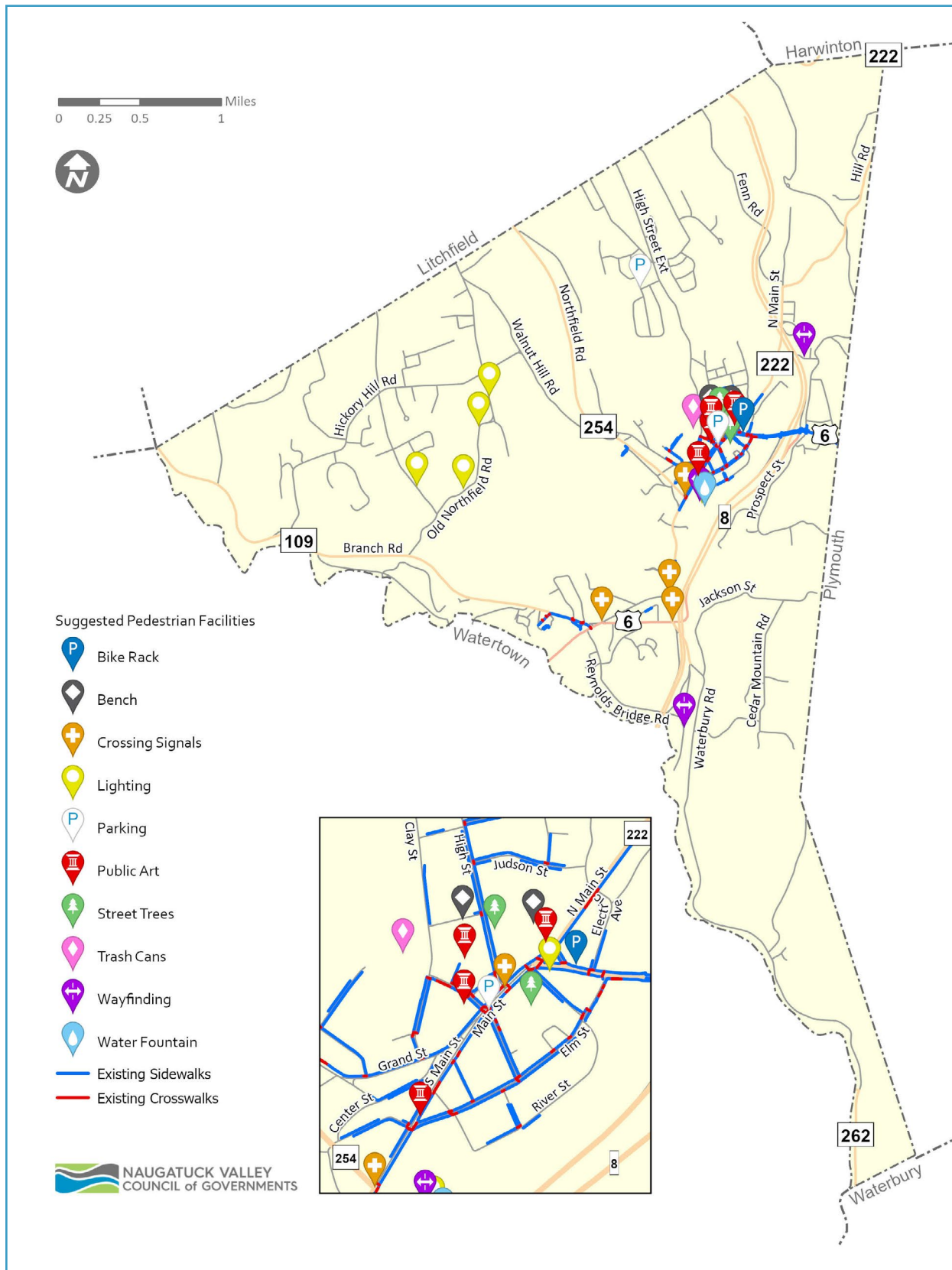
AP1-PI-11 🧑 Add additional sidewalks connecting the high school to the Downtown.

Key Strategy Implementors and Stakeholders (AP1-PI-8 though AP1-PI-11: Board of Selectmen, Board of Finance, Economic Development Commission, and Grant Writer.



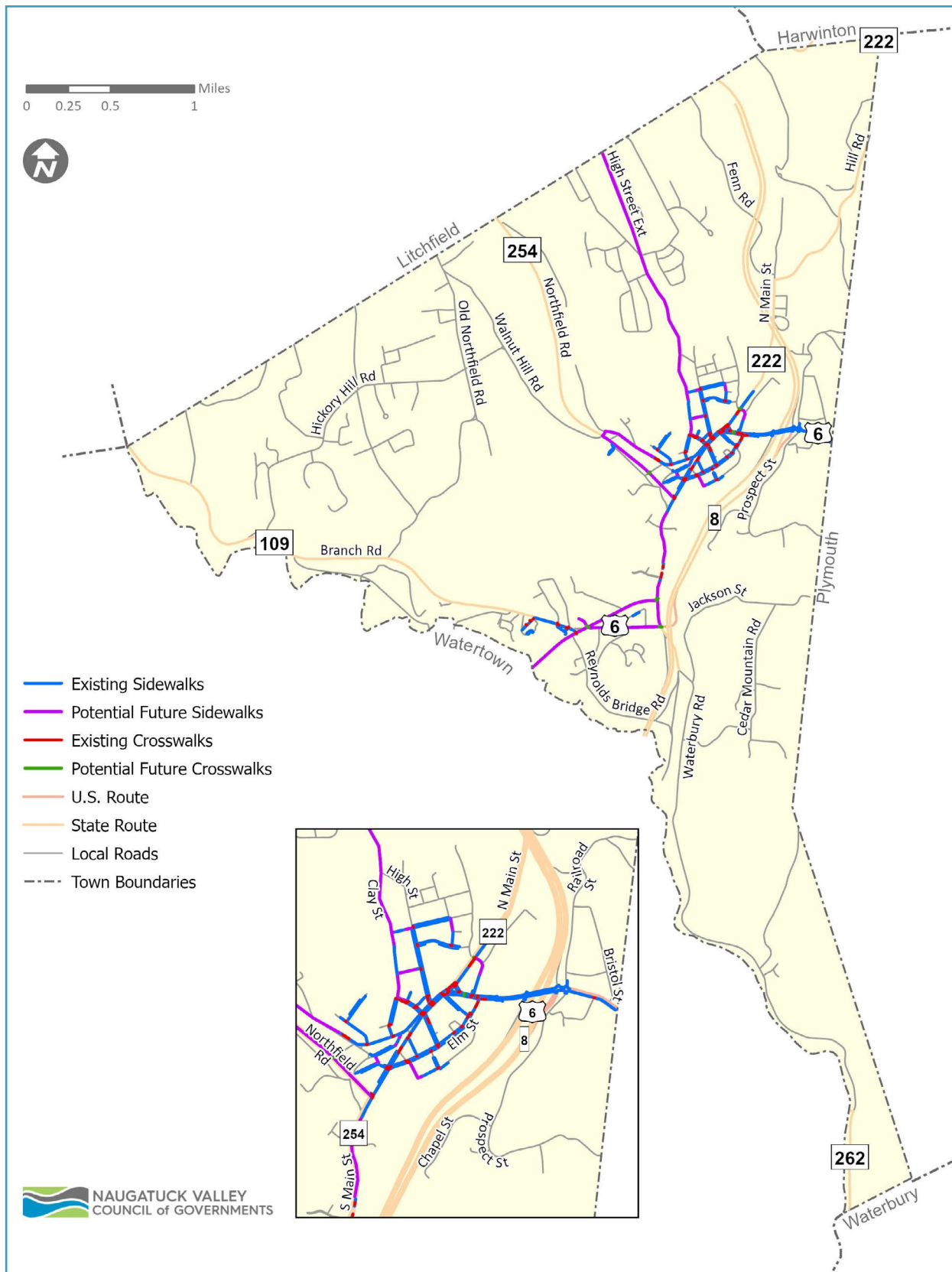
Seth Thomas Park Instruments

Desired Pedestrian Amenities Map



The map shows infrastructure facilities that would improve pedestrian experience in Thomaston.

Current Sidewalk Network and Desired Network Map



The map shows where desired sidewalks and crosswalks can potentially be built next to the existing network.



**Action Principle 2:
Thomaston's success is dependent on the
health and quality of life of the community.**

This Action Principle was formed through engagement opportunities with the POCD Steering Committee, community members, and municipal staff. The areas of focus under this Action Principle emphasize broader notions of health and safety, such as ensuring Thomaston is resilient during severe weather or providing quality amenities and services to its community. Stakeholders identified recreational and social services as highly important for Thomaston's quality of life.

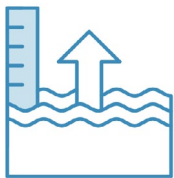
Community Insights

Stormwater management is a key part of Thomaston's infrastructure that contributes to the overall health of the Town's water systems. Proper stormwater management allows for safe development practices that comply with state requirements.

Municipal staff are working toward compliance with state and federal stormwater management requirements. Further education and resources on best practices for stormwater management were identified as necessary next steps.

Natural hazard mitigation is important to ensure Thomaston is resilient to severe weather and other environmental hazards that could impact the community's livelihood.

Community members, municipal staff, and the U.S. Army Corps of Engineers all identified flooding as a concern for Thomaston as weather phenomena intensify over time. Private and public dams, especially the Thomaston Dam, protect the community from potential harm during significant flooding events. The Community Meeting emphasized the importance of the Town to prepare itself for potential natural hazards with a mitigation plan.



Sea Level Rise

Plans of Conservation and Development must consider the most recent sea level change scenario pursuant to [CGS Sec. 25-68o\(b\)](#). The [Connecticut Department of Energy and Environmental Protection](#) has adopted a sea level change scenario of 0.5 m by 2050.

The [National Oceanic and Atmospheric Administration Sea Level Rise Viewer](#) does not identify land in Thomaston as a location that will be impacted by the sea level change scenario.

Thomaston plans to consider climate change impacts in more depth during the upcoming update to the Town's Hazard Mitigation Plan.

Community members enjoy living in Thomaston and want to see amenities expanded for the younger generation and aging population to benefit people now and in the future.

Discussion on quality of life centered around two age groups in Thomaston: youth and seniors. Committee members, community members, and the youth identified a lack of safe spaces for youth to come together. Community members also discussed ways to increase amenities for the senior population. Stakeholders and community members discussed the viability of expanding the senior bus service beyond its current population to better serve residents throughout all stages of life.

Thomaston is content with the amount of open space in the municipality.

Participants' feedback from the Action Principle Community Meeting identified specific efforts to expand recreational activities on current open space. Staff and community members agreed that current open space should be maintained for future enjoyment for all.

Thomaston's emergency response services are an important service in the community, providing lifesaving services and opportunities to help the Town.

Emergency response services are key to Thomaston's health and quality of life. Thomaston has Town police, volunteer ambulance, and volunteer firefighting services. Stakeholder interviews emphasized the importance of access to resources, tools, and funding for emergency response services to continue serving the Thomaston community effectively.



Police Sign at Thomaston Town Hall

Strategies to Achieve Action Principle #2

Strategies are organized by short-, medium-, and long-term ranges, and then by highest to lowest priority in each term range.

Stormwater Management

Stormwater management is a necessary component to maintaining a municipality's infrastructure and water quality. It is a crucial factor in mitigating health risks, road safety issues, flooding concerns, and other environmental impacts. Stormwater management is also a federal requirement through the [Small Municipal Separate Storm Sewer Systems \(MS4\)](#) Permit administered by CT Department of Energy and Environmental Protection (CTDEEP) that municipalities must comply with to ensure the preservation of water quality within storm sewer systems before releasing the water back into the environment.

Short Range (2 Years)

AP2-SWM-1 Refer to Nonpoint Education for Municipal Officials (NEMO) [Developing A Sustainable Community](#), CTDEEP's [Connecticut Stormwater Quality Manual](#), and the [Morris Low Impact Sustainable Development Design Manual](#) to incorporate Low Impact Development into the local Zoning Regulations to promote water quality improvement.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission.

AP2-SWM-2 Thomaston will meaningfully incorporate stormwater management, erosion control, and wastewater discharge best practices throughout the site plan review and development of residential, commercial, and industrial construction.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission and the Inland Wetland and Watercourses Commission.

AP2-SWM-3 Review [NVCOG's Complete Streets Guidebook](#) and modify Town standards to promote the use of Low Impact Development and Green Stormwater Infrastructure to meet stormwater goals.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department and Planning and Zoning Commission.



Water Storage on Seth Thomas Industrial Park Building

AP2-SWM-4 Complete MS4 mapping for Illicit Discharge Detection and Elimination (IDDE) including interconnections, system-wide mapping, and others indicated in the IDDE Section 3 of the 2022 Thomaston Stormwater Annual Report.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department.

AP2-SWM-5 Identify and resolve septic failures in Town to comply with MS4 Illicit Discharge Detection and Elimination (IDDE) requirement. This can eliminate illicit discharges into Thomaston's waterways, as septic systems can be a point source of pollution.

Key Strategy Implementors and Stakeholders: Torrington Area Health District.

AP2-SWM-6 Continue to train staff on MS4 Pollution Prevention and Good Housekeeping initiatives required for the MS4 Permit using NEMO's employee training resources, consultant trainings, and other relevant resources.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department and the Naugatuck Valley Council of Governments.

AP2-SWM-7 Continue to educate the public on stormwater management initiatives required for the MS4 Permit using NEMO's webpage [Public Education and Outreach](#), rivermsartct.org, and various other resources.

AP2-SWM-8 Enforce Low Impact Development/stormwater runoff reduction regulations through site plan review for development and redevelopment projects.

Key Strategy Implementors and Stakeholders (AP2-SWM-7 through AP2-SWM-8): Planning and Zoning Commission.

AP2-SWM-9 Require developers to consider Low Impact Development and runoff reduction practices prior to other development methods in the permittee's land use regulations, guidance or construction project requirements.

AP2-SWM-10 Thomaston will appoint a staff member(s) to be a point of communication for stormwater management in Town.

AP2-SWM-11 Thomaston stormwater staff will review the CTDEEP MS4 General Permit and NEMO website to familiarize staff on stormwater management.



Storm Drain

AP2-SWM-12 Thomaston's Aquifer Protection Agency will review and enhance existing aquifer protection regulations referring to the DEEP model:

- In particular, reviewing storage regulations ([CGS 22a-449](#)) and ensuring compliance with state and federal partners in storage practices.
- Revise and require a letter of approval from the Connecticut Water Company prior to citing any new tanks in the Aquifer Protection Area.

Key Strategy Implementors and Stakeholders (AP2-SWM-9 through AP2-SWM-12): Inland, Wetlands, and Watercourses Commission and the Planning and Zoning Commission.

AP2-SWM-13 Thomaston should seek to strengthen state and federal relationships to open paths towards monitoring groundwater in potential high pollution areas.

Key Strategy Implementors and Stakeholders: Board of Selectmen and U.S. Army Corps of Engineers.



Storm Drain

Natural Hazard Mitigation

Natural hazard mitigation planning identifies opportunities for mitigation efforts and improvements to prevent property damage, protect vital resources, and ensure a high quality of life for community members.

The Naugatuck River runs through Thomaston, with beautiful vistas surrounding the town. Thomaston also features the Thomaston Dam, operated by the U.S Army Corps of Engineers. The dam provides critical flood prevention for the Town. Thomaston's geographic characteristics come with unique challenges that can affect the Town's livelihood through weather phenomena like flooding and landslides during heavy rainfalls. Acquiring funds to improve mitigation efforts can ensure Thomaston thrives in the future against these hazards.

Short Range (2 Years)

AP2-NHM-1 Secure funding such as FEMA's Flood Mitigation Assistant Grant Program to create plans to mitigate flooding that occurs at Thomaston Center School and other municipal facilities.

Key Strategy Implementors and Stakeholders: Board of Education, Board of Finance, and Board of Selectmen.

AP2-NHM-2 Plan to purchase, install, and upgrade generators for critical facilities such as Thomaston Housing Authority, Thomaston Library, and others.

Key Strategy Implementors and Stakeholders: Thomaston Public Library, Thomaston Housing Authority, Board of Finance, and Board of Education.

AP2-NHM-3 Coordinate with private dam owners to create a strategy to receive updated Emergency Action Plans (EAP). Prioritize dams where failure could impact public safety and infrastructure.

Key Strategy Implementors and Stakeholders: U.S. Army Corps of Engineers, Thomaston Public Works Department, and Board of Selectmen.

AP2-NHM-4 Work with DEMHS Mitigation Staff and consultants to complete an updated formal list of Repetitive Loss Properties for the Natural Hazard Mitigation Plan update in 2027. This will allow for funding such as FEMA's Flood Mitigation Assistance (FMA) grant.

Key Strategy Implementors and Stakeholders: CT Division of Emergency Management and Homeland Security, Thomaston Public Works Department, and Thomaston community.

AP2-NHM-5 Thomaston will revise its Zoning Regulations to ensure consistency and updates on:

- Green energy infrastructure (residential, commercial, industrial, etc.).
- Protection measures for natural environmental features.
- Protection measures for important cultural, physical, and historical landmarks.
- Compatible regulations within regulated inland wetlands and watercourses areas for land use.
- Underground utility installation for future residential, commercial, and industrial developments.

Key Strategy Implementors and Stakeholders: Public Works Department, Planning and Zoning Commission, and Inland Wetlands and Watercourses Commission.

Medium Range (5 Years)

AP2-NHM-6 Continue implementing electrical upgrades to municipal buildings to support energy and operations resiliency.

Key Strategy Implementors and Stakeholders: Municipal Department Directors and Building Maintenance Manager.

AP2-NHM-7 Work with the Connecticut Water Company to continue to identify and upgrade those portions of the public water supply system that have substandard pressure and volume for firefighting purposes.

- Areas Identified: High Street Extension, Smith Road, Highwood Farms

Key Strategy Implementors and Stakeholders: Fire Department, Connecticut Water Company, and residents along identified area.

Long Range (10 Years)

AP2-NHM-8 Extend the public water supply system into areas requiring water for fire protection.

Key Strategy Implementors and Stakeholders: Board of Selectmen, Connecticut Water Company, and greater Thomaston community for input.



Thomaston Fire Department

Quality of Life

The services, assistance, and programs provided through the Town of Thomaston are key to ensuring a high quality of life. For residents, Thomaston is a tight knit community, and the Town strives to be a resource for residents to turn to. These programs are important in that they connect people to one another and build community. Many of Thomaston's social, health, and recreational needs are met through municipal and volunteer programs in the area.

Short Range (2 Years)

AP2-QL-1 Thomaston will research the feasibility of additional before- and after-school care and recreational programs for young children in Town.

AP2-QL-2 Thomaston will actively look into expanding teen amenities and facilities in Town to better connect teens to the broader Thomaston community and to ensure their safety and enjoyment with their peers. Suggested expansions include a teen center and a skateboard park.

Key Strategy Implementors and Stakeholders (AP2-QL-1 through AP2-QL-2): Parks and Recreation Department, Library Director, Board of Education, and Board of Finance.

AP2-QL-3 Acknowledge, itemize, and plan to renovate the Senior Center for better accessibility measures, safety, welcomeness, and activity space. Continue with current update and improvement efforts at the Senior Center.

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Selectmen, and Building Maintenance Manager.

AP2-QL-4 Thomaston's municipal departments will work towards defining lines of communications, information sharing and storage, and tasks to continue ensuring efficiency and clarity in all communications.

Key Strategy Implementors and Stakeholders: All department directors.

AP2-QL-5 The Planning and Zoning Commission will invite all stakeholders who participated in the crafting of the Plan to a yearly meeting to discuss what steps they have taken to implement the POCD.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission.



Thomaston Senior Citizen Council

Medium Range (5 Years)

AP2-QL-6 Research potential adult recreation trips and funding opportunities that residents of Thomaston can go on.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department.

Long Range (10 Years)

AP2-QL-7 Thomaston will investigate the feasibility of expanding the services the minibus offers, including expansion of the time and days of operations and inclusion of youth as patrons.

Key Strategy Implementors and Stakeholders: Board of Finance and Board of Selectmen.

AP2-QL-8 Consider the potential for Thomaston to offer local veterans services to its veterans' community.

Key Strategy Implementors and Stakeholders: Veteran's Strong Community Center, Donna Dognin, Executive Director.



Highwood Farms Field Baseball Diamond

Open Space

Thomaston has a mix of federal, state, municipal, and privately owned open space. A significant portion of the open space is used for dam protection, state parks, recreation, and conservation. Thomaston hopes to preserve and maintain the open space they have, expand the amenities they offer through their municipal recreational programs, and protect their agricultural resources.

Short Range (2 Years)

AP2-OS-1 Thomaston will reinvigorate efforts to discuss acquisition of the vacant parcel across Silgan Dispensing on Electric Ave for recreation and public use. (Parcel ID: 32-03-24)

Key Strategy Implementors and Stakeholders: Parks and Recreation Department and Board of Selectmen.

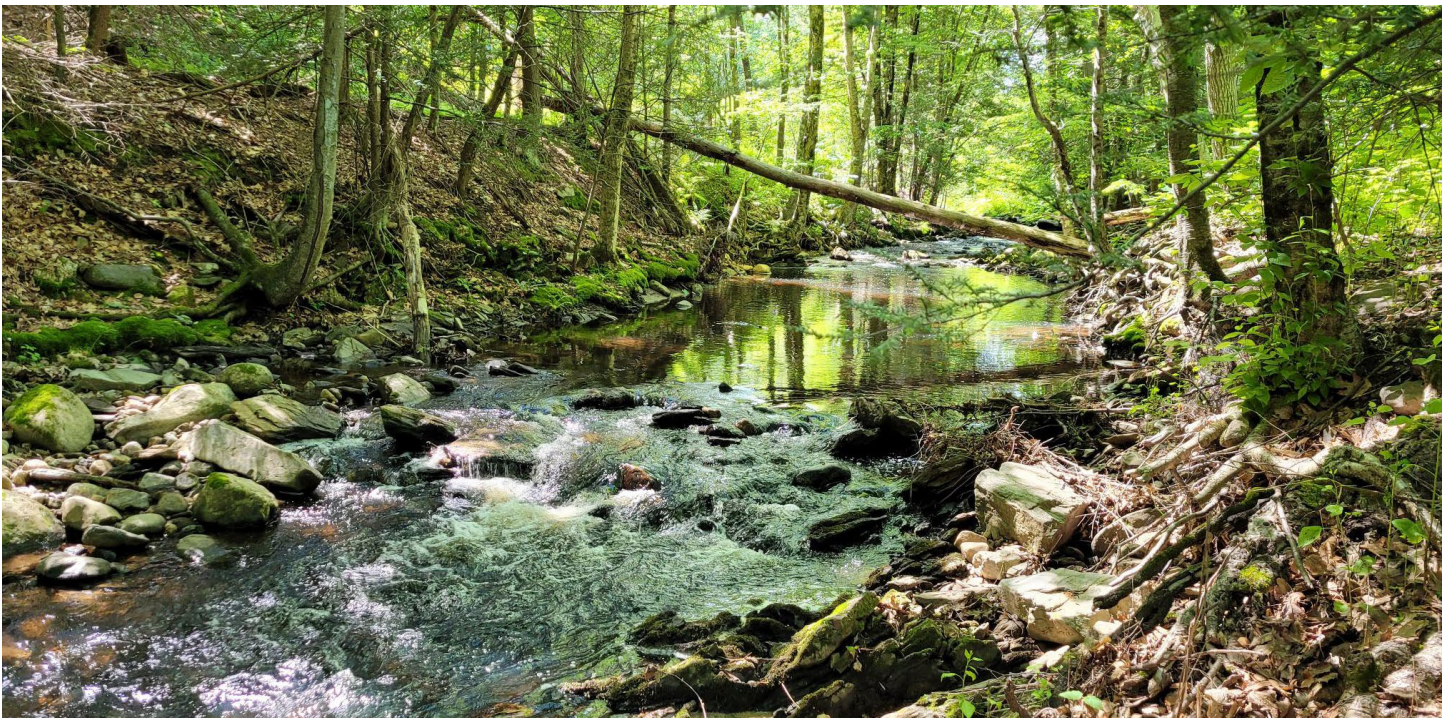
AP2-OS-2 Thomaston will maintain current open space in Town to ensure quality use to the community for recreational and conservation purposes.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department, and community-formed group of volunteers.

AP2-OS-3 Thomaston should seek to strengthen state and federal relationships to open paths toward:

- Discussion on property taxes paid to Thomaston.

Key Strategy Implementors and Stakeholders: Board of Selectmen and U.S. Army Corps of Engineers.

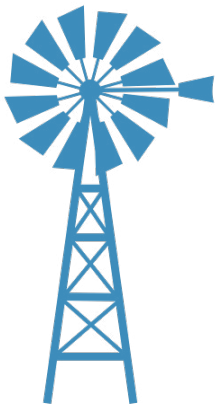


Black Rock State Park

Long Range (10 Years)

AP2-OS-4 Thomaston will investigate ways (policies, tax incentives, programs etc.) to sustain and protect its agricultural lands and farms in Town to ensure farmers can thrive now and in the future.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department, Planning and Zoning Commission, and community members.



Resources

- A network of shared farming equipment to implement climate-smart practices in agriculture. [Equipment Sharing Hub Program](#) (CTRCD)
- Encouraging sustainable infrastructure throughout farming practices like energy efficiency, storage, soil health, etc. [Climate Smart Agriculture Grant](#) (CTRCD)
- Connect local Thomaston farm producers to Thomaston School System and create a farm to school network [CT Grown for CT Kids Grant \(Dept of Ag.\)](#)
- See how farmer markets, food pantries, and local farmers can build resilient food systems in Town (seniors, food insecure, and enhancing food diversity and access). [Food System Capacity Building Grant \(Dept. of Agriculture\)](#).
- Financial assistance to municipalities and non-profits to acquire land for open space. [Open Space and Wetland Acquisition Grant Program](#).



Thomaston Dam

OPEN SPACE IN THOMASTON, CT

QUICK STATS

OPEN SPACE

- Total Open Space Acreage: 2040.54 acres
- Percentage of Land that is Identified as Open Space: 26%
- Total Number of Open Space Properties: 76
- Open Space Acres per Capita: 0.27

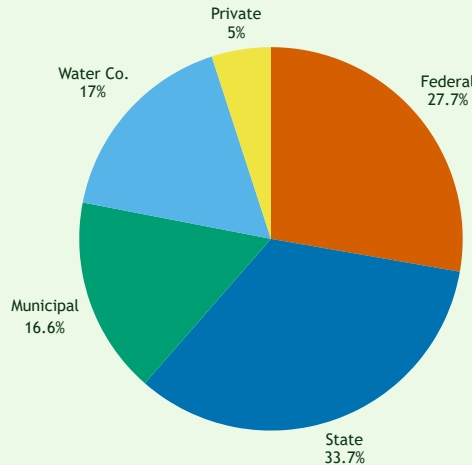
PROTECTED OPEN SPACE

- Total Protected Open Space Acreage: 1903.65 acres
- Percentage of Land that is Identified as Protected Open Space: 25%
- Total Number of Protected Open Space Properties: 67
- Protected Open Space Acres per Capita: 0.25

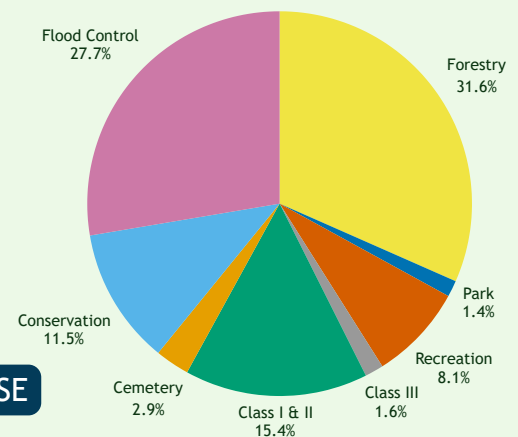
PARCEL SIZE

- Avg. Size: 26.85 acres
- Min: 0.11 acres
- Max: 262.03 acres

OPEN SPACE BY OWNER TYPE



OPEN SPACE BY PRIMARY USE



NARRATIVE OVERVIEW

Thomaston is rich in open space, with the largest strip of protected land being the Mattatuck State Forest that extends across much of the southern half of town. Comprised of two parcels, these 500 acres run alongside the Naugatuck River and provide scenic backdrop to the Route 262 corridor. Further north, a variety of owners maintain open space: Waterbury Water Company, the Army Corps of Engineers, Thomaston Fish & Game Club, and of course the Town itself.

The Town of Thomaston has demonstrated ongoing commitment to acquiring and improving open space through CT DEEP grants. In 2019, it was awarded an Open Space & Watershed Land Acquisition (OSWA) grant for the 24-acre Cummings property to provide new access to the Naugatuck River. In 2023, Thomaston secured Recreational Trails grants to plan and design a stretch of the Naugatuck River Greenway. In 2024, Thomaston was awarded funds from the Urban Green and Community Garden (UGCG) program to transform a grassy lot near the historic Seth Thomas Clock Factory into an amphitheater with utilities and amenities.

Open Space Inventory by Ownership

- Municipal
- Municipal (Outside)
- State
- Federal
- Water Company
- Private
- Formerly Designated Open Space
- PA490 Farm Exemption
- PA490 Forest Exemption
- Mix of Both Exemptions
- Waterbody
- Parcel Boundary
- U.S. Route
- State Route
- Town Boundaries

NAUGATUCK VALLEY COUNCIL of GOVERNMENTS

Emergency Response Services

Emergency response services are crucial to the quality of life in Thomaston. Thomaston is home to the volunteer-operated Thomaston Ambulance Corps and Thomaston Fire Department, and the Town-operated Thomaston Police Department. Ensuring these vital community services are provided with needed facility improvements and equipment will allow for continued positive outcomes for people during times of crisis.

Short Range (2 Years)

AP2-ERS-1 Thomaston's emergency management staff will collaborate to provide additional professional development and/or training for volunteers to respond to emergencies.

Key Strategy Implementors and Stakeholders: Thomaston Ambulance Corps, Thomaston Fire Department, Thomaston Police Department, and Board of Finance.

AP2-ERS-2 🧑 The Thomaston Ambulance Corps and the Thomaston Fire Department will coordinate together to:

- Create consensus on emergency preparedness plans and tasks,
- Attend shared professional development and training such as active shooter training, and,
- Improve communication network and operations.

Key Strategy Implementors and Stakeholders: Thomaston Ambulance Corps, Thomaston Fire Department, Board of Finance, and Board of Selectmen.

AP2-ERS-3 The Town of Thomaston and emergency responders will educate the community on the importance of public safety and ways they can participate in it.

Key Strategy Implementors and Stakeholders: Thomaston Ambulance Corps, Thomaston Fire Department, and Thomaston Police Department.

AP2-ERS-4 The Thomaston Ambulance Corps will collaborate with Thomaston School District and other emergency response services to participate in active shooter training to educate and provide resources for public safety.

Key Strategy Implementors and Stakeholders: Thomaston Ambulance Corps, Thomaston Fire Department, and Thomaston Police Department, and Thomaston Board of Education.

AP2-ERS-5 Implement floor repairs to the Thomaston Firehouse.

Key Strategy Implementors and Stakeholders: Thomaston Fire Department and Board of Finance.

Medium Range (5 Years)

AP2-ERS-6 🏆 Thomaston will discuss and review increased budget funding with the Ambulance Corps for needed tool replacement.

Key Strategy Implementors and Stakeholders: Thomaston Ambulance Corps, Board of Finance, and Board of Selectmen.

AP2-ERS-7 Devise a strategy to best attract and retain EMS volunteer at Thomaston Ambulance Corps.

Key Strategy Implementors and Stakeholders: Thomaston Ambulance Corps and Board of Finance.

AP2-ERS-8 Improve the attraction and retention of volunteer firefighters by conducting additional outreach.

AP2-ERS-9 Seek ways to address contaminated foam storage tanks on fire trucks via grants, replacements, or other alternatives.

AP2-ERS-10 Plan to modernize the Firehouse.

Key Strategy Implementors and Stakeholders (AP2-ERS-8 through AP2-ERS-10): Thomaston Fire Department.

Long Range (10 Years)

AP2-ERS-11 Identify and implement Ambulance Corps headquarters maintenance and improvements to structural needs and living quarters.

Key Strategy Implementors and Stakeholders: Thomaston Ambulance Corps, Board of Finance, and Board of Selectmen.

AP2-ERS-12 Complete modernization of the Firehouse.

Key Strategy Implementors and Stakeholders: Thomaston Fire Department and Board of Finance.



Thomaston Ambulance Headquarters



Action Principle 3:
Thomaston's amenities make it a vibrant place to visit, play, and shop.

This Action Principle was formed through engagement opportunities with the POCD Steering Committee, the broader Thomaston community, the Economic Development Committee, Connecticut Main Street Center, and municipal staff. Stakeholders identified amenities and additional business activities that could enhance Thomaston's commercial areas for all to enjoy. Amenities included improvements to sidewalks, lights, or benches. The actions and items of interest the community identified are central to improving patrons' experience and Thomaston's tourism.

Community Insights

Enhancement of amenities and increased access to Thomaston's commercial areas will foster community connections and better serve residents and visitors alike.

Improvements to amenities in Thomaston's commercial areas will encourage residents and visitors to visit those areas and make them more accessible. Senior transportation was a major point of discussion during Stakeholder Interviews and the Action Principle Community Meeting where the community emphasized the need for expanded hours of operation. Additional improvements discussed included public parking and recreational amenities such as a dog park.

Thomaston wishes to see its two commercial hubs in downtown Thomaston and on Watertown Road have expanded uses to better serve the community.

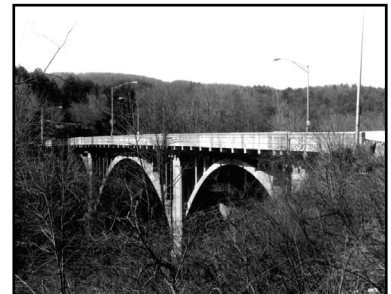
Thomaston identified opportunities to increase the synergy of the uses permitted in their commercial hubs. While space may be limited in constructing new buildings or facilities for new owners, expansion of uses can allow for different types of businesses and additional enjoyment for residents and tourists alike. The strategies included in this Action Principle illustrate Thomaston's desire to review its land use regulations to encourage development in the general commercial areas where there is existing infrastructure and social networks.

Historical and Cultural Resources

Thomaston has four structures on the National Register of Historic Places:



[Hose and Hook and Ladder Truck Building](#)



[Reynolds Bridge](#)



[Thomaston Opera House](#)

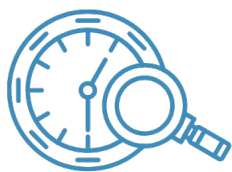


[Trinity Church](#)

Improved tourism is necessary for Thomaston to keep its businesses and attractions thriving.

During stakeholder interviews, it was emphasized that Thomaston is a “restaurant destination” that attracts people from all over. The Town has a lot to offer visitors, such as the Opera House, the New England Rail Museum, and many unique recreational opportunities. Thomaston has a rich history and exciting potential to utilize its existing restaurants, outdoor recreation, and close-knit community ties to enhance its tourism with meaningful planning and collaboration between municipal and private partners.

Community development in the downtown area is important for Thomaston’s future as the Town wants to promote itself as a centralized place of retail, administration, culture, and municipal activity.



Thomaston has two structures on the State Historic Register:

The Thomaston Railroad Station and the Seth Thomas Bradstreet House AKA Mather House are contributing parts of the State Register District.

The Seth Thomas House is individually listed on the [State Register](#).



Seth Thomas Bradstreet House

Strategies to Achieve Action Principle #3

Strategies are organized by short-, medium-, and long-term ranges, and then by highest to lowest priority in each term range.

Land Use in Commercial Hubs

Comprehensive land use planning for commercial hubs is necessary to achieve Thomaston's economic development goals. The Town's Zoning Regulations and municipal economic development policies guide how Thomaston's retail and entertainment landscape develops. Knowing what kinds of uses the community wants to see in Thomaston's commercial hubs are key to ensuring a future that thrives.

Short Range (2 Years)

AP3-LCH-1 The Planning and Zoning Commission will plan for mixed-use development in Downtown Thomaston.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission.

AP3-LCH-2 Expand public parking spaces downtown.

Key Strategy Implementors and Stakeholders: Economic Development Commission.

AP3-LCH-3 Encourage businesses to incorporate small roof-mounted solar energy systems where feasible.

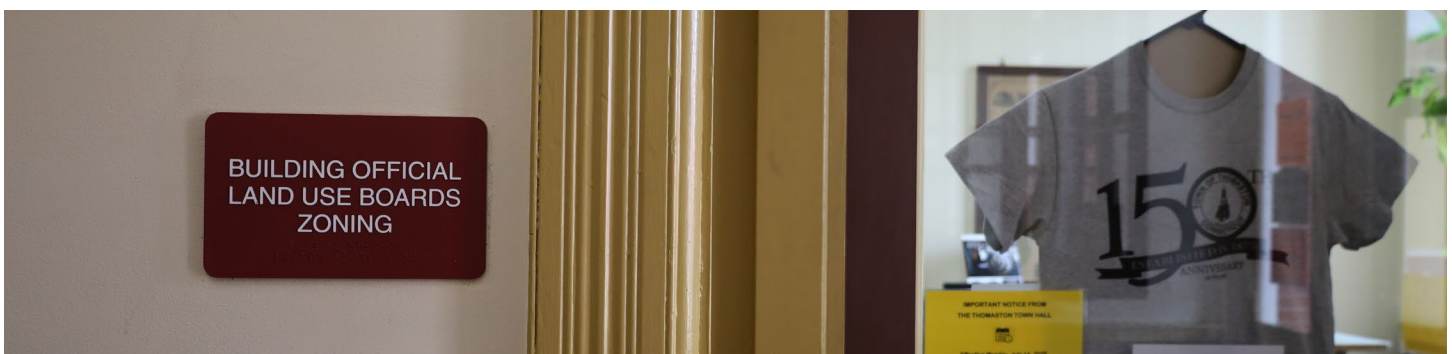
Key Strategy Implementors and Stakeholders: Economic Development Commission and Planning and Zoning Commission.

AP3-LCH-4 Explore locations for mixed-use developments downtown and on Watertown Road.

Key Strategy Implementors and Stakeholders: Economic Development Commission.

AP3-LCH-5 Consider modifying zoning to allow for shared parking.

Key Strategy Implementors and Stakeholders: Economic Development Commission, Planning and Zoning Commission, and Board of Selectmen.



Land Use Office at Thomaston Town Hall

Medium Range (5 Years)

AP3-LCH-6 Research feasibility to add additional recreational spaces downtown or on Watertown Road.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department, Economic Development Commission, Board of Finance, and Board of Selectmen.

AP3-LCH-7 Planning and Zoning Commission will review the Zoning Regulations to:

- Prohibit new billboards.
- Regulate the size and number of new signs.
- Ensure consistency in Downtown Business District requirements and enforcement.
- Evaluate the creation and adoption of Architectural Design Guidelines for Thomaston's building designs.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission and Economic Development Commission.

Long Range (10 Years)

AP3-LCH-8 The Planning and Zoning Commission will review the Zoning Regulations for short-term rental regulations (ex. Airbnb) to expand Thomaston's hospitality business.

Key Strategy Implementors and Stakeholders: Economic Development Commission and Planning and Zoning Commission.

AP3-LCH-9 The Planning and Zoning Commission will review the Zoning Regulations for bed and breakfast regulations to expand Thomaston's hospitality business.

Key Strategy Implementors and Stakeholders: Economic Development Commission and Planning and Zoning Commission.



Scoop it Up Ice Cream Shop

AP3-LCH-10 🟡 Expand business variety on Watertown Road by updating Zoning Regulations to allow the following uses:

- Family day cares
- Farm stands from local farming community
- Food Truck Vendors
- Laundromats/Dry-Cleaning
- Retail

Key Strategy Implementors and Stakeholders: Economic Development Commission, Planning and Zoning Commission.

AP3-LCH-11 Thomaston will expand its zoning to allow for small and/or artisan businesses in the Downtown Business District.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission.

AP3-LCH-12 Explore recreational uses of the Naugatuck River in Thomaston.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department, Board of Finance, and Board of Selectmen.



Watertown Road

Commercial Hub Amenities

Thomaston has two major commercial hubs in Town. These include the Watertown Road area and downtown Thomaston. These areas are where most of Thomaston's commercial and retail businesses are located for people to get much-needed services and goods. A feature that makes these areas welcoming are the amenities available to the community and visitors to effectively explore with ease and comfort. These improvements can lead to thriving and sustained business in Thomaston's commercial hubs.

Short Range (2 Years)

AP3-CHA-1 🏆 Continue to maintain, improve, and connect sidewalks in the Downtown Business District and Watertown Road.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department, Board of Finance, and Board of Selectmen.

AP3-CHA-2 🏆 The Town of Thomaston will explore options to expand the hours of operation for the Senior Bus.

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Selectmen, and Senior Center.

AP3-CHA-3 🏆 Consider regionalizing senior bus services with neighboring communities for expanded access and mobility.

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Selectmen, and Senior Center.

AP3-CHA-4 🏆 Improve lighting infrastructure on Watertown Road to encourage walkability and safety in the area.

Key Strategy Implementors and Stakeholders: CT Department of Transportation and Naugatuck Valley Council of Governments.



Rozzi's Restaurant

AP3-CHA-5 Work with NVCOG to adopt a Complete Streets policy for Thomaston's roads.

Key Strategy Implementors and Stakeholders: Naugatuck Valley Council of Governments.

AP3-CHA-6 Identify, map, and create signage for current public parking in the downtown area and on Watertown Road.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department, Thomaston Police Department, Board of Selectmen, and Economic Development Commission.

AP3-CHA-7 Create a parking inventory for the Town of Thomaston.

Key Strategy Implementors and Stakeholders: Economic Development Commission, Board of Finance, and Board of Selectmen.

AP3-CHA-8 Continue to implement signage and wayfinding practices in the Downtown Business District to highlight restaurants, points of interest, directions to attractions, etc.

Key Strategy Implementors and Stakeholders: Economic Development Commission.

AP3-CHA-9 Improve and sustain business marketing in Thomaston to attract new visitors and keep current ones informed.

Key Strategy Implementors and Stakeholders: Economic Development Commission.

Medium Range (5 Years)

AP3-CHA-10 Address the access concern at the Thomaston Library due to traffic and congestion on Main Street.

Key Strategy Implementors and Stakeholders: CT Department of Transportation and the Naugatuck Valley Council of Governments.

AP3-CHA-11 Educate business owners and residents on how to reduce littering in Town.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department and Board of Selectmen.

AP3-CHA-12 Adopt enforcement mechanisms for blight and littering.

Key Strategy Implementors and Stakeholders: Board of Selectmen.

AP3-CHA-13 Incorporate pet amenities to Downtown Thomaston to create a pet-friendly environment. Suggestions include but are not limited to:

- Pet waste disposal bins
- Water bowls
- Dog park

Key Strategy Implementors and Stakeholders: Board of Selectmen and Economic Development Commission.



AP3-CHA-14 Establish a plan to address blight, litter, and vacancy in Downtown.

Key Strategy Implementors and Stakeholders: Board of Selectmen and Planning and Zoning Commission.

AP3-CHA-15 Create a position for a Main Street Coordinator who will focus on attracting businesses and patrons.

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Selectmen, and Economic Development Commission.

AP3-CHA-16 Address concerns relating to speeding, traffic calming infrastructure, crosswalks, and signalizations in Thomaston's Downtown Business District and other commercial areas.

Key Strategy Implementors and Stakeholders: Thomaston Police Department, Thomaston Public Works Department, Board of Finance, Board of Selectmen, and Economic Development Commission.

AP3-CHA-17 Ensure all municipal buildings downtown are compliant with ADA measures.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department, Board of Finance, Board of Selectmen, and Economic Development Commission.

AP3-CHA-18 🧑🏻 Support the Beautification Committee's efforts in landscaping and educational opportunities in Thomaston.

Key Strategy Implementors and Stakeholders: Board of Selectmen and Economic Development Commission.

Efforts Going on Now

The Seth Thomas Park Revitalization Committee, through grant funding and community dedication, completed revitalization efforts at Seth Thomas Park in 2024.

The park has been a long-time space for social gatherings in the town for people of all ages. Improvements to the park included landscaping, handicap access, pet amenities, and more, that make the park welcoming to all who visit.



Seth Thomas Park Pet Amenities

Thomaston is a classic New England town in the Naugatuck Valley region. It offers a variety of places to visit and explore for a wide range of interests of visitors. In order to encourage visitors to explore all things Thomaston, and to expand on what the Town has to offer, tourism best practices should be considered with all future planning efforts.

Short Range (2 Years)

AP3-TOUR-1 Update signs at entrances to Town and at gateways.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department and Economic Development Commission.

AP3-TOUR-2 Ensure that sign designs are visible to pedestrians and drivers in Thomaston.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department and Economic Development Commission.

AP3-TOUR-3 🏆 Create a marketing strategy to spotlight Thomaston's restaurants, businesses, and annual events. Refer to the Gateway Signage Location Map on page 73.

- Utilize sharing events on [Visit CT](#)
- Connect entertainment and restaurant businesses to [Visit CT](#)

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Selectmen, and Economic Development Commission.

AP3-TOUR-4 Continue promoting Thomaston's recreational and historical amenities, including:

- Father McGivney connections
- Opera House
- Clocktown Brewing Company
- Nystrom's Park
- Railroad Museum of New England
- Thomaston Dam
- Northfield Dam
- Black Rock State Park
- Clockwalk
- Naugatuck River Greenway

Key Strategy Implementors and Stakeholders: Board of Selectmen and Economic Development Commission.

AP3-TOUR-5 Engage in asset mapping to better understand what draws visitors to Town.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department and Economic Development Commission.

AP3-TOUR-6 Improve landscaping throughout Thomaston's areas of attraction with native trees, shrubbery, flowers, permanent benches, etc.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department and Beautification Committee.

AP3-TOUR-7 Thomaston will promote unique tourism like artisan businesses, the art community, art installations, and the Railroad Museum of New England.

Key Strategy Implementors and Stakeholders: Board of Selectmen and Economic Development Commission.

Medium Range (5 Years)

AP3-TOUR-8 🧑 Organize and facilitate meetings between municipal boards and commissions, business owners in Thomaston, and community-based organizations to see what kinds of amenities they need to improve the experience of patrons and clients.

Key Strategy Implementors and Stakeholders: Board of Selectmen and Economic Development Commission.

Long Range (10 Years)

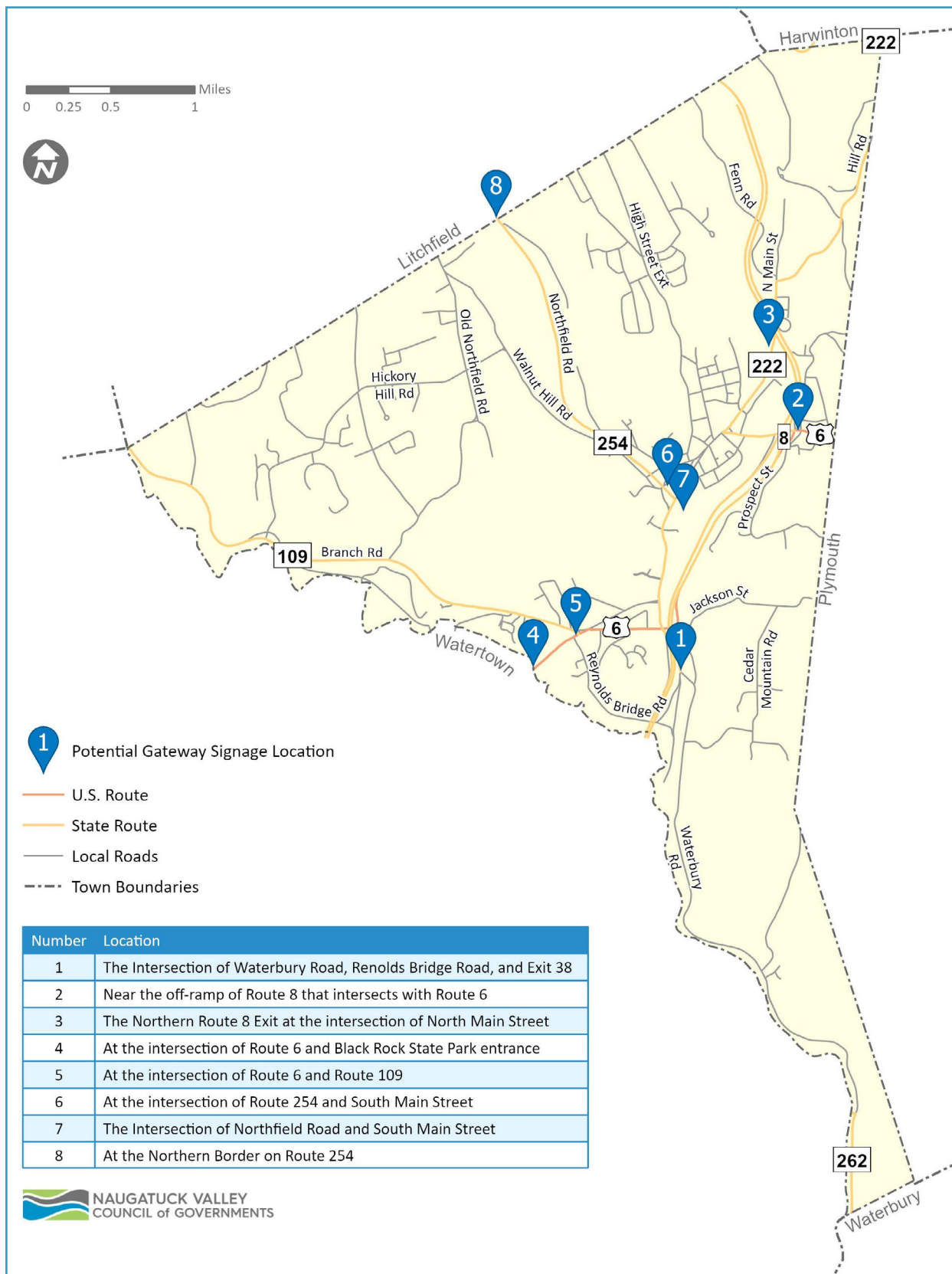
AP3-TOUR-9 Support efforts to obtain Federal and State grants to further document historic areas in Thomaston.

Key Strategy Implementors and Stakeholders: Thomaston Historical Society, Board of Finance, and Board of Selectmen.



Kenea Park Gazebo

Gateway Signage Location Map



This map shows the different locations in Town that Thomaston can strategically place and improve signs welcoming visitors.



Action Principle 4:
**Thomaston invests in its businesses
and industries to ensure they thrive for
generations to come.**

This Action Principle was formed through engagement opportunities with the POCD Steering Committee, the broader Thomaston community, and municipal staff. Stakeholders and municipal staff identified ideas for Thomaston's business community to thrive and expand. The strategies included in this Action Principle focus on supporting current businesses and creating opportunities for new businesses to come to Town. This principle is informed by the stakeholder interviews and surveys given to municipal staff, community leaders, organizations, the Economic Development Commission, Connecticut Main Street Center, and businesses in Thomaston.

Community Insights

Thomaston will improve its infrastructure, policies, and outreach to better support its current businesses and to attract new ones.

Thomaston wants to see its storefronts filled and patroned by residents and visitors alike. The Town envisions a Thomaston that is thriving economically for all. To create this future, adequate infrastructure (i.e., sewer, water, broadband) needs to be in place to support an increase in commercial and industrial businesses. Stakeholder interviews emphasized the need to improve the wastewater system if more businesses were to move to Thomaston. Accessible, transparent, and business-friendly policies will show potential business owners that Thomaston is an ideal place to locate a business.



Business plaza of health care facilities and services on South Main Street



Black Rock Tavern and Restaurant



Adams Hometown Market

The businesses and services provided in Thomaston will expand to include more retail, commercial, and industrial businesses that will fulfill the needs of residents and visitors.

The Action Principle Community Meeting discussion emphasized opportunities for small businesses to set up shop in Town. The Thomaston farming community was identified as a potential sector for expanded economic opportunities. Stakeholder interviews addressed the need for vacant storefronts to be filled with businesses to improve the liveliness in the Downtown area.

Further discussions included attracting industrial businesses to Thomaston through shared spaces in its industrial zones. The Town would like to maintain or expand the current industrial and manufacturing business sector that is present in the Town. These businesses provide many employment opportunities for the area.

Overall, there was agreement that Thomaston has a vibrant network of small and large businesses. Attracting new businesses that compliment those already in Town will help fill in missing needs and services for all.

Thomaston's manufacturing businesses are central to the Town's current and historical identity.

Manufacturing has been and continues to be a significant source of employment and economic revenue in the Town of Thomaston. Sixty (60%) percent of the 2021 top employers in Thomaston were manufacturers, including Albea Metal Americas, Ward Leonard, Steward EFI, Whyco Finishing Tech, Quality Rolling and Deburring, and Summit Corporation of America. Town leaders and residents alike value the role manufacturing businesses play in the local economy. The Town wants to ensure that the business environment continues to support the needs of the industrial economy.



Seth Thomas Industrial Park

Strategies to Achieve Action Principle #4

Strategies are organized by short-, medium-, and long-term ranges, and then by highest to lowest priority in each term range.

Business Retention and Attraction

Thomaston is home to many local businesses that have successfully served the community's needs. The Town would like to retain these businesses and identify additional services that would support the current business and community needs.

Ensuring the built environment of Thomaston can support future businesses is important for long-term economic growth for the Town and its residents. Implementing regulations and economic incentives encourage potential businesses to locate in Thomaston.

Short Range (2 Years)

AP4-BSRA-1 Update sewer, broadband, and necessary infrastructure in Thomaston to support future and existing businesses.

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Selectmen, and Water Pollution Control Authority.

AP4-BSRA-2 Improve municipal incentives for existing and future businesses in Thomaston (e.g., BIDs, TIFs, Facade Improvement Programs).

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Selectmen, and Economic Development Commission.

AP4-BSRA-3 🏆 Develop incentives for new businesses to come to Thomaston:

- Build public-private parking relationships in areas of high parking needs
- Make new business resources readily visible in Town Hall

Key Strategy Implementors and Stakeholders: Board of Selectmen and Economic Development Commission.

AP4-BSRA-4 Seek additional ways to retain current manufacturing businesses and promote the Town of Thomaston as a location for additional industrial development.

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Selectmen, and Economic Development Commission.

Medium Range (5 Years)

AP4-BSRA-5 🏆 Thomaston will focus on attracting commercial businesses such as:

- Co-working spaces
- Business incubators
- Retail
- Health and wellness (spa, saunas, etc.)
- Grocery stores
- Bakeries
- Commercial food franchises
- Dining Halls/Cafeterias

Key Strategy Implementors and Stakeholders: Board of Selectmen and Economic Development Commission.

AP4-BSRA-6 Update Zoning Regulations to encourage shared small to medium manufacturing spaces in areas with appropriate infrastructure. Consider areas on North Main Street.

Key Strategy Implementors and Stakeholders: Board of Selectmen and Planning and Zoning Commission.

AP4-BSRA-7 🏆 Encourage and attract businesses that offer casual spaces for socialization for all residents in Thomaston to patron.

Key Strategy Implementors and Stakeholders: Board of Selectmen, Economic Development Commission, and Planning and Zoning Commission.

Long Range (10 Years)

AP4-BSRA-8 🏆 Thomaston will work with businesses and the public to educate and develop exterior design guidelines.

Key Strategy Implementors and Stakeholders: Economic Development Commission, Planning and Zoning Commission, and Beautification Commission.

AP4-BSRA-9 Thomaston will enhance its health services in Town by attracting walk-in clinics to Town.

Key Strategy Implementors and Stakeholders: Board of Selectmen and Planning and Zoning Commission.

Business Development

Thomaston's business network is rich with long-standing retail and loyal patronage. Current and future businesses will benefit from tools, resources, and economic development support to expand their services or find new business paths. Supporting Thomaston's present businesses and creating an inviting environment for future ones will be crucial in maintaining a thriving economy that uplifts all.

Short Range (2 Years)

AP4-BD-1 🏆 Collaborate with local farming community to come up with ways to promote agricultural tourism. Consider:

- Seasonal activities (hayrides, corn maze, weddings, etc.)
- Camping
- Seasonal agricultural events and/or show cases
- Farm stands in downtown Thomaston

Key Strategy Implementors and Stakeholders: Economic Development Commission and Planning and Zoning Commission.

AP4-BD-2 Thomaston will continue expanding and diversifying its tax base to encourage employment opportunities and business placement.

Key Strategy Implementors and Stakeholders: Board of Selectmen and Economic Development Commission.

AP4-BD-3 🏆 Collaborate with local business network and social services to encourage employment opportunities for special/protected populations.

Key Strategy Implementors and Stakeholders: Board of Selectmen.

AP4-BD-4 Hire an economic development manager, grant writer, or consultant.

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Education, and Economic Development Commission.



Thomaston Savings Bank

Medium Range (5 Years)

AP4-BD-5 Continue efforts on brownfield redevelopment of existing buildings, in particular at:

- Plume and Atwood
- Drawn Metal

Key Strategy Implementors and Stakeholders: Board of Selectmen, Economic Development Commission, and Planning and Zoning Commission.

AP4-BD-6 Planning and Zoning Commission will review the Zoning Regulations to:

- Re-evaluate expanding the boundaries of the downtown development district for grant procurement.
- Explore zoning amendments to enhance access and business in the downtown area.

Key Strategy Implementors and Stakeholders: Economic Development Commission and Planning and Zoning Commission.

AP4-BD-7 The Planning and Zoning Commission will review the Zoning Regulations to:

- Expand business ventures local farmers can participate in (ex. livestock regulations)
- Address barriers that inhibit agritourism in Thomaston
- Consider zoning practices to preserve farmlands and encourage new farms

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission.

AP4-BD-8 Establish a representative action team of municipal agencies and departments to:

- Develop a program promoting upkeep of business and residential properties near the Downtown Development District
- Create strategies to promote Thomaston as an attractive town for businesses
- Attract business that fill in gaps for residents and feed into existing businesses

Key Strategy Implementors and Stakeholders: Land Use Department, Board of Selectmen, and Economic Development Commission.

AP4-BD-9 Encourage small to medium manufacturing shared spaces in areas with appropriate infrastructure and space.

Key Strategy Implementors and Stakeholders: Land Use Department, Board of Selectmen, and Economic Development Commission.

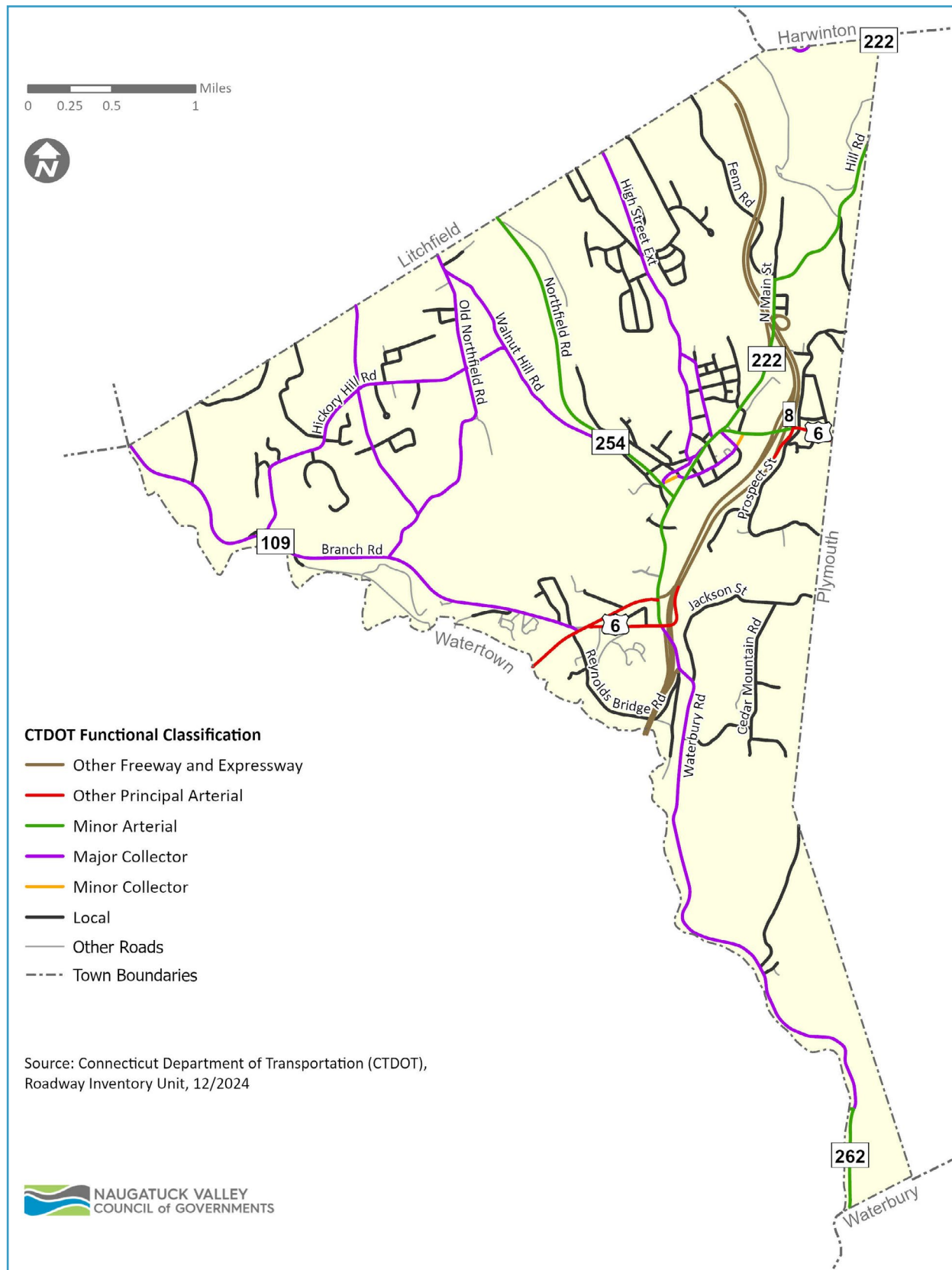
AP4-BD-10 Thomaston will work to identify buildings in Town that can best support and host an incubator for businesses of all sizes to utilize.

Key Strategy Implementors and Stakeholders: Land Use Department, Board of Selectmen, and Economic Development Commission.



Action Principle 5:
Thomaston has a safe and connected
transportation system for all users.

Thomaston Functional Classification of Roads Map



This map shows the different types of roadways in Thomaston.

This Action Principle was formed through engagement with the POCD Steering Committee, community members, and municipal staff. The insights gathered from stakeholders identified the importance of transportation needs, transit, and vehicle and pedestrian safety in Thomaston. Accessible and safe town roads are a policy and implementation goal to ensure that all can explore Thomaston.

Community Insights

Thomaston wants to see its roads, particularly in commercial areas, enhanced through safety measures and visual beautification efforts.

Stakeholder interviews emphasized the importance of getting people to travel in Thomaston safely and confidently, especially in the downtown area. Interviewees stated they want better crosswalks to promote pedestrian safety and visual arts like sculptures or murals to make Main Street more vibrant.

The Action Principle Community Meeting presented participants examples of Complete Streets infrastructure that they could envision in Thomaston. Many were amenable to infrastructure that promoted safety for crosswalks and beautification. This was also echoed by Youth Survey participants who indicated a desire for better care for the sidewalk network.



Pedestrian Traffic Signal

Road safety is important to motorists, pedestrians, and emergency responders.

Action Principle Community Meeting participants analyzed speeding and crash data in Thomaston.

Attendees and emergency responders validated the high crash and speeding locations along Thomaston's main roads. Intersections along Route 6 and Route 254 were identified as areas of interest for future transportation studies. Speeding poses a hazard for pedestrians, especially school-age children, who walk and bike around Thomaston. The Youth Survey indicated that over half of the student respondents felt the roads in Thomaston were not always safe to bike or walk on.

The Naugatuck River Greenway is a project Thomaston is looking forward to the benefits and opportunities it will provide for the Town.

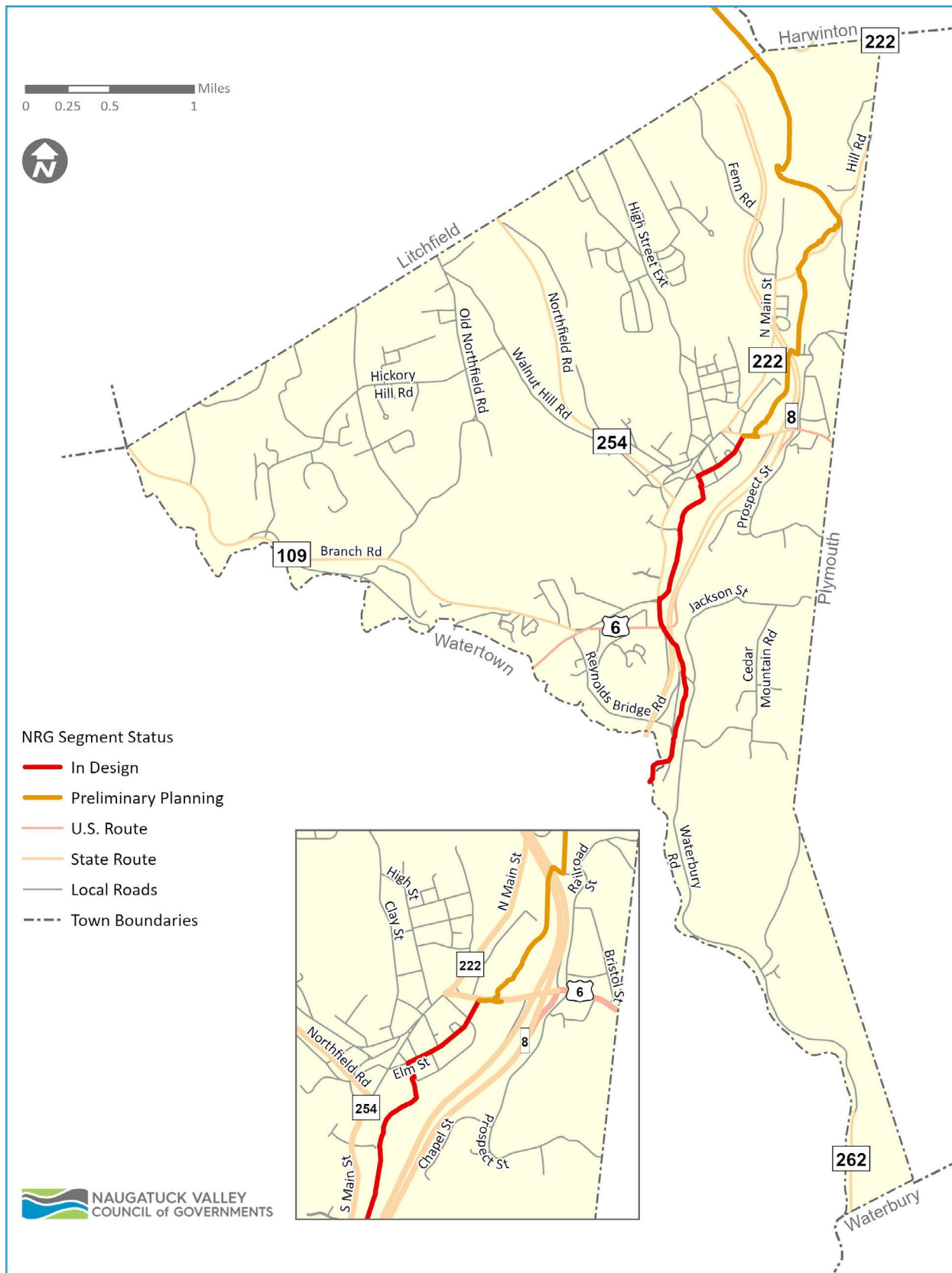
To welcome all, pedestrian-friendly amenities will make it more attractive for people to come to Thomaston to utilize the trail. Benches, bike repair shops, and bathrooms are some of the potential amenities the community would like to see along the completed trail.

The Naugatuck River Greenway Trail is a way for people to get around the Naugatuck Valley Region as well as a potential source of economic benefit to Thomaston's businesses.



Street parking on Main Street

Proposed Naugatuck River Greenway Trail Map



This map shows the progress of the NRG in Thomaston.

Strategies to Achieve Action Principle #5

Strategies are organized by short-, medium-, and long-term ranges, and then by highest to lowest priority in each term range.

Complete Streets

Complete Streets is a concept where people of all ages, income, abilities, and travel destinations can have the freedom to go where they so choose. The improvement of the pedestrian network will increase its safety and be more welcoming for residents and visitors. Complete Streets policies are tailored to the needs of a community to align their goals for road design and safety with appropriate interventions.

Short Range (2 Years)

AP5-CS-1 Collaborate with local artists and community members in beautification activities aimed at highlighting pedestrian amenities like crosswalks and crossing signals.

Key Strategy Implementors and Stakeholders: Thomaston Opera House, Economic Development Commission, Board of Finance, Board of Education, Board of Selectmen, and Beautification Committee

AP5-CS-2 🏆 Target high-use crosswalks in Thomaston for design improvements for pedestrians and to slow traffic down. Consider crosswalk bump outs, raised crosswalks, or other street calming infrastructure that can promote motorists to slow down for pedestrians.

Key Strategy Implementors and Stakeholders: CT Department of Transportation, Thomaston Public Works Department, Board of Finance, and Board of Selectmen.

AP5-CS-3 Implement higher visibility pedestrian crossing signals that use lights, colors, road signs, etc.

Key Strategy Implementors and Stakeholders: CT Department of Transportation, Thomaston Public Works Department, Board of Finance, and Board of Selectmen.

AP5-CS-4 Collaborate with NVCOG and CTDOT to perform traffic studies. The traffic studies should identify implementable traffic calming measures, mitigate safety concerns, define construction needs, and utilize best practices for Thomaston's road systems.

Key Strategy Implementors and Stakeholders: CT Department of Transportation, Thomaston Public Works Department, and the Naugatuck Valley Council of Governments.

Medium Range (5 Years)

AP5-CS-5 🏆 Incorporate streetscape design elements like pedestrian streetlights, street trees, sidewalk improvements. Define responsible parties for maintenance of new streetscape design elements.

Key Strategy Implementors and Stakeholders: CT Department of Transportation, Thomaston Public Works Department, and Board of Selectmen.

AP5-CS-6 Address roadway speeding through design improvements such as curving roads and road diets to promote drivers to slow down.

Key Strategy Implementors and Stakeholders: CT Department of Transportation, Thomaston Public Works Department, Board of Finance, and Board of Selectmen.

AP5-CS-7 🏆 Provide and incorporate pedestrian and bicycle infrastructure in redevelopments, new developments, and road improvements in Thomaston.

Key Strategy Implementors and Stakeholders: Thomaston Public Works Department, Planning and Zoning Commission, Board of Finance, and Board of Selectmen.



Newly incorporated streetlights and trees on improved sidewalk on Main Street in Derby

Speeding and Crash Concerns

Increasing perceived safety of roads requires Thomaston to identify solutions to issues like speeding, traffic, and crashes. There are a variety of ways to mitigate these problems to create safer outcomes in a community. In Thomaston, speeding and crashes are the main concerns as they pose challenges to creating a safer road environment.

Short Range (2 Years)

AP5-SCC-1 Discuss with NVCOG the possibility of studying the identified crash concern area:

- Prospect Street and Route 6

AP5-SCC-2 Discuss with NVCOG the possibility of studying the identified speeding concern areas, including:

- Walnut Hill Road
- High Street Extension
- High Street
- Northfield Road
- Watertown Road
- Waterbury Road
- Main Street
- North Main Street
- South Main Street
- East Main Street

AP5-SCC-3 Collaborate with CTDOT and NVCOG to address crash concern areas, including:

- The intersection of North Main Street and Route 6
- The intersection of Pleasant Street and Route 6
- The intersection of Watertown Road and Route 254
- The intersection of Watertown Road and Route 109
- Main Street
- North Main Street
- South Main Street
- East Main Street



Parking lot at Crown and Collar Grooming and Spa

AP5-SCC-4 Collaborate with CTDOT and NVCOG to address speeding concern areas, including:

- The intersection of Pleasant Street and Route 6
- The intersection of Watertown Road and Route 254
- Main Street
- North Main Street
- South Main Street
- East Main Street

Key Strategy Implementors and Stakeholders (AP5-SCC-1 through AP5-SCC-4): Thomaston Police Department, Board of Finance, Board of Selectmen, Naugatuck Valley Council of Governments, and CT Department of Transportation.

AP5-SCC-5 Partner with CTDOT and NVCOG to discuss improvement of commuting amenities, including, but not limited to:

- Bus shelters
- Bus stops
- Elderly services
- Commuter services to Torrington and Waterbury

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Selectmen, Naugatuck Valley Council of Governments, and CT Department of Transportation.

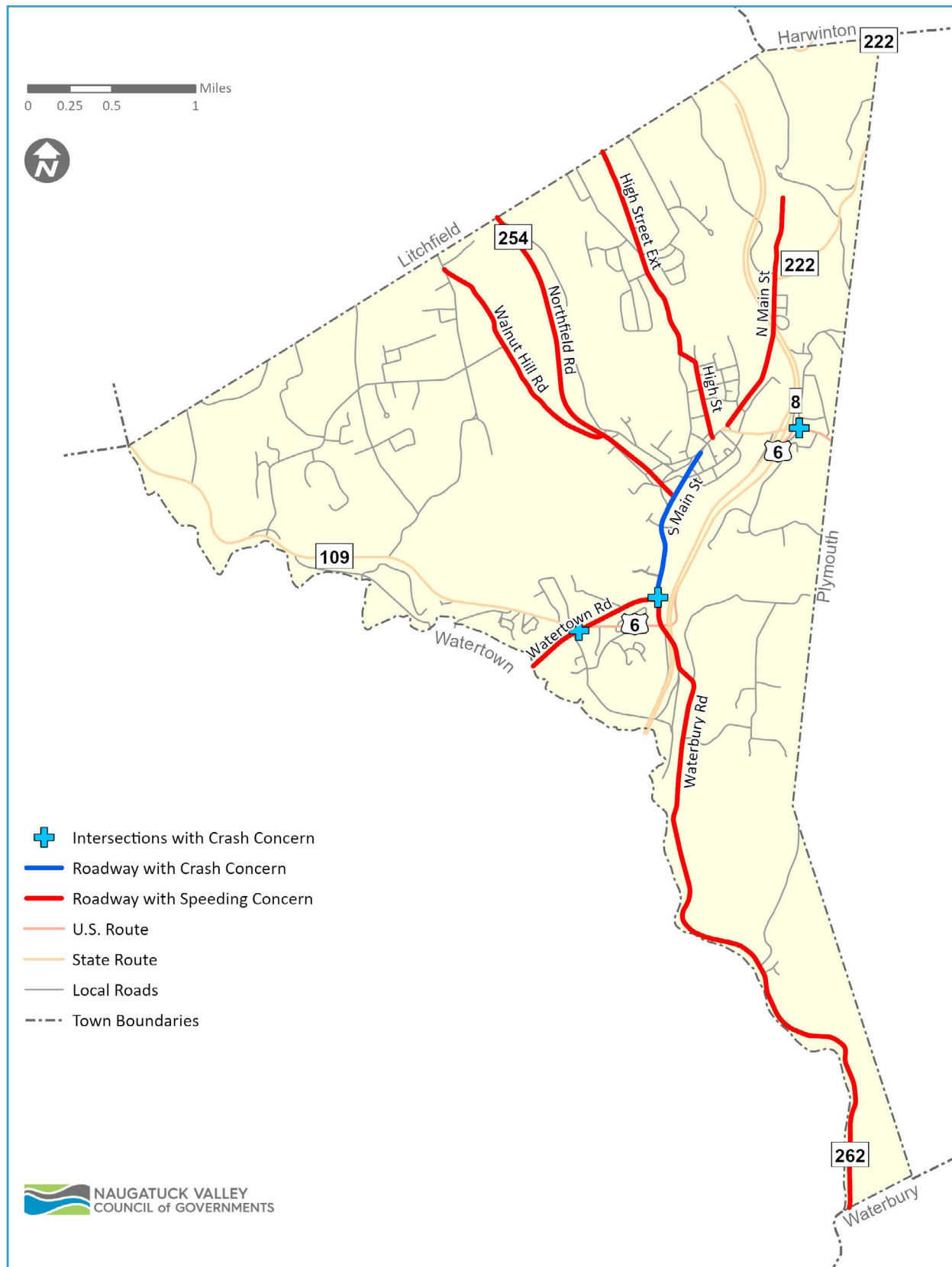
AP5-SCC-6 🏆 Analyze and address speeding concerns by Thomaston High School on Branch Road to improve the safety of the school. Look into traffic calming measures to find the best design options to achieve it.

Key Strategy Implementors and Stakeholders: Board of Education, Thomaston Police Department, Board of Selectmen, Naugatuck Valley Council of Governments, and CT Department of Transportation.



Thomaston High School

Thomaston Transportation Study Locations Map



This map shows roadways for speeding and crash concerns in Thomaston for study and addressing.

Naugatuck River Greenway Trail Amenities

The Naugatuck River Greenway (NRG) Trail is an ongoing project in the Naugatuck Valley Region. The NRG will run through Thomaston, connecting it to Torrington, Waterbury, and the rest of the region on a multi-use trail that follows along the Naugatuck River. As partners in the project, anticipating potential uses, amenities, and opportunities of the NRG will lead to the successful completion of the Trail in Town.

Short Range (2 Years)

AP5-GTA- 1 Consider the feasibility of a public restroom for the NRG Trail users in the Downtown area.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department, Thomaston Public Works Department, Board of Finance, Board of Selectmen, and Greenways Committee.

AP5-GTA-2 Identify locations and provide benches along the trail to improve accessibility for all.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department, Board of Finance, Board of Selectmen, and Greenway Committee.

AP5-GTA-3 Identify locations and incorporate lighting, trail markers, and points of interest on a trail map into future construction phases of the Naugatuck River Greenway.

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Selectmen, and Economic Development Commission, and Greenway Committee.

AP5-GTA-4 Highlight activities, attractions, businesses, and services in Thomaston along the trail via a trail map.

Key Strategy Implementors and Stakeholders: Board of Finance, Board of Selectmen, Economic Development Commission, and Greenway Committee.

AP5-GTA-5 Continue design and implementation efforts on the Naugatuck River Greenway Trail. Discuss:

- Key list of parcels to acquire with property owner contacts
- Amenities desired for pedestrians and cyclists
- Key locations for advertisement placement

Key Strategy Implementors and Stakeholders: Economic Development Commission, Conservation Committee, and Greenway Committee.

Medium Range (5 Years)

AP5-GTA-6 Identify locations and provide cycling amenities like bike racks, air pump stations, and repair stations for cyclists to use on the NRG.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department, Board of Finance, Board of Selectmen, and Greenway Committee.

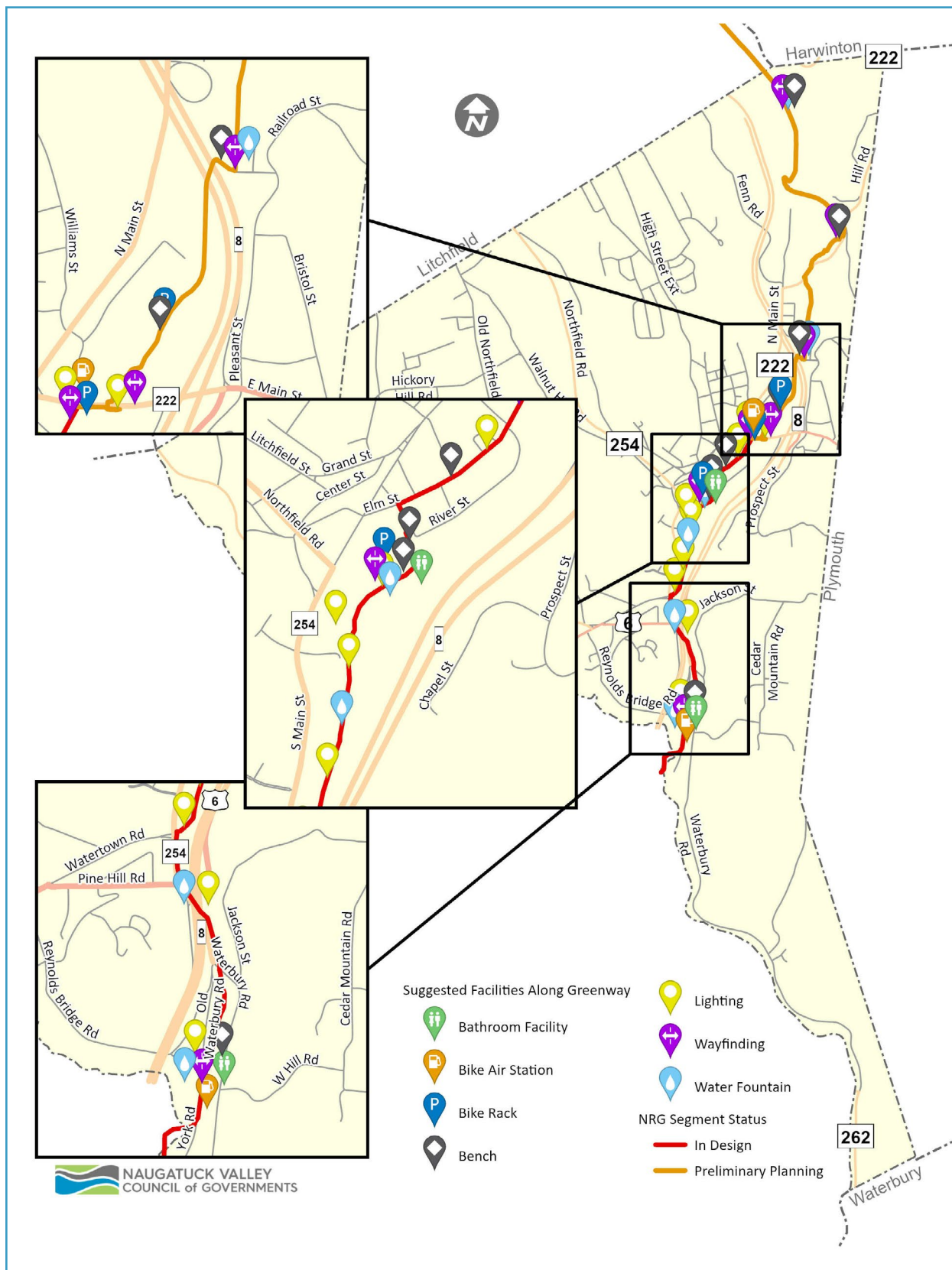
AP5-GTA-7 Strategically incorporate water fountain locations at the beginning, middle, and end points of the NRG for trail users.

Key Strategy Implementors and Stakeholders: Parks and Recreation Department, Thomaston Public Works Department, Board of Finance, Board of Selectmen, and Greenway Committee.



Nauagtuck River Greenway Derby Section. This picture is meant to show an example of how the NRG can look once completed.

Desired NRG Amenities Map



The map shows suggested facilities for the proposed NRG Trail for better user experience.



Action Principle 6:
Thomaston offers housing options that meet residents throughout all stages of life.

This Action Principle was formed through engagement opportunities with the POCD Steering Community, the broader Thomaston community, the Thomaston Housing Authority, and municipal staff. Stakeholders provided suggestions on the location and type of future housing options the Town of Thomaston should consider. The Community identified a need for additional market rate and affordable housing options in the Town of Thomaston to allow current residents to age in place and younger residents to stay.

Community Insights

Additional affordable and market-rate housing options are needed in Thomaston.

Over sixty-one (61) percent of respondents to the survey thought that Thomaston's current housing stock would not meet the needs of residents in the next ten years. Stakeholders want to see expanded housing options and additional affordable units in Thomaston.

Additional housing options should support the workforce population, new families, and seniors who want to stay in Thomaston.

Thomaston would like to create a regulatory environment that facilitates housing options for working adults, new families, and seniors. Youth representatives at the Thomaston Youth Summit echoed the need for housing options for young adults. Diversity in housing tenure (i.e., rental and homeownership), price, and housing type will ensure that current residents can stay, work, and play in Thomaston.

Thomaston should encourage the creation of Middle Housing types.

The availability of land and current infrastructure constraints require Thomaston to be intentional and creative in planning additional housing options. It is likely that most new housing in Thomaston will be adaptive reuse or redevelopment of current parcels. Thomaston should consider regulations to allow for duplexes, cottage clusters, small-scale mixed use developments, townhouses, and triple stacked housing types.



(Right to Left) Single-family house, two-family home, and a financial business office on South Main Street

Strategies to Achieve Action Principle #6

Strategies are organized by short-, medium-, and long-term ranges, and then by highest to lowest priority in each term range.

Land Use Housing Strategies

A community's housing needs evolve as residents age and new families come to town. Municipal boards and commissions review new development proposals and create regulations to allow for additional housing development. As part of this process, housing development decisions, policies, and related regulations should be reviewed to ensure they support the Town's goals and desired development pattern.

Short Range (2 Years)

AP6-LUHS-1 Modify Zoning Regulations to encourage mixed-use development in the Downtown and Watertown Road areas.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission and Economic Development Commission.

AP6-LUHS-2 Adopt Reasonable Accommodation Zoning Regulations to ensure that Thomaston residents may age in place in their current housing.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission.

AP6-LUHS-3 Identify buildings that are appropriate candidates for adaptive reuse. Consider utilizing Planned Development Districts or Zoning Overlay Regulations to encourage mixed-uses that align with the Town's goals. See this Action Principle for recommended housing typologies and Action Principles #3 and #4 for recommended commercial uses.

Key Strategy Implementors and Stakeholders: Economic Development Commission and Planning and Zoning Commission.

AP6-LUHS-4 Review Section 13.9 – Accessory Dwelling Units, of the Town's Zoning Regulations for potential modifications that reduce barriers to the creation of market-rate and affordable accessory dwelling units.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission.

Medium Range (5 Years)

AP6-LUHS-5 Consider the adoption of subdivision regulations that provide area and bulk incentives for developers who deed restrict units for affordable housing at an agreed upon percentage.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission.

AP6-LUHS-6 Consider adoption of CGS Sec. 8-2i, Inclusionary Zoning, strategies into the Town's Zoning Regulations.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission.

AP6-LUHS-7 Consider revising the Town's Zoning Regulations to allow for duplexes, cottage clusters, mixed-use developments, townhouses, and triple stacked housing types in areas of Town identified on the housing map.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission and Economic Development Commission.

AP6-LUHS-8 Review the Town's Zoning Regulations for opportunities to adopt incentive zoning strategies. These could include, but are not limited to, density bonuses, increased height requirements, reduced parking requirements, reduced minimum lot sizes, and/or reduced setback requirements.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission and Economic Development Commission.

AP6-LUHS-9 Revise zoning ordinance to encourage cluster development and other energy efficient patterns of residential housing.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission and Conservation Commission.

AP6-LUHS-10 Encourage upscale rental units in the Downtown Development District to attract young professionals.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission and Economic Development Commission.

AP6-LUHS-11 Consider mechanisms to maintain, encourage, and preserve the architecture of key historical neighborhoods.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission and Thomaston Housing Authority.

Broad Municipal Housing Strategies

The creation of additional housing options will require coordination between Town Staff, Boards and Commissions, developers, and residents. Thomaston can work with its Boards and Commissions to understand barriers and create opportunities for future housing development. Additionally, the Town can educate staff and residents about housing programs to support current residents who may need assistance.

Short Range (2 Years)

AP6-BMS-1 Review and revise application processes where necessary to ensure efficient, transparent, and predictable permitting in the Town of Thomaston.

Key Strategy Implementors and Stakeholders: Thomaston Land Use Boards and Commissions, Water Pollution Control Facility, and Town Staff.

AP6-BMS-2 Create a standing Affordable Housing Committee to implement the housing strategies provided in this Plan and the Thomaston Affordable Housing Plan.

Key Strategy Implementors and Stakeholders: Thomaston Board of Selectmen and Thomaston Affordable Housing Committee.

AP6-BMS-3 The Town will consider ways to share information about current housing programs. This could include but is not limited to sharing information on the Town's website; sharing information at the Library and Senior Center; educating key municipal staff about relevant housing programs; and partnering with participating CHFA mortgage lenders to educate potential homebuyers.

Key Strategy Implementors and Stakeholders: Thomaston Affordable Housing Committee and Town Staff.

AP6-BMS-4 Create awareness in local officials, decision makers, and the general public regarding the need for affordable housing.

Key Strategy Implementors and Stakeholders: Thomaston Housing Authority and Planning and Zoning Commission.



Residential neighborhood on Elm Street

AP6-BMS-5 Study the feasibility of the adaptive reuse of the Center School for housing development.

Key Strategy Implementors and Stakeholders: Board of Selectmen, Board of Education, Planning and Zoning Commission, and Thomaston Affordable Housing Committee.

AP6-BMS-6 Engage in discussion with Thomaston's businesses and primary developers to better understand barriers to housing development. Consider revising municipal ordinances and regulations accordingly.

Key Strategy Implementors and Stakeholders: Board of Selectmen, Land Use Boards and Commissions, Water Pollution Control Authority, and Economic Development Commission.

AP6-BMS-7 Seek funding from Federal and State housing assistance programs to provide affordable housing opportunities for seniors and other individuals who cannot participate in the existing marketplace.

Key Strategy Implementors and Stakeholders: Board of Selectmen, Thomaston Housing Authority, Senior Citizen Advisory Board, and Planning and Zoning Commission.

AP6-BMS-8 Investigate the viability of deed restricting tax sale properties to create additional CGS Sec. 8-30g eligible units while ensuring the property stays on the tax list.

Key Strategy Implementors and Stakeholders: Board of Selectmen, Affordable Housing Committee, and Tax Collector.



Grove Manor Apartments

Medium Range (5 Years)

AP6-BMS-9 Encourage coordination between local nonprofits, lending institutions, and local, regional, and state governmental agencies who may help with some aspects of affordable housing development.

Key Strategy Implementors and Stakeholders: Thomaston Board of Selectmen, Thomaston Affordable Housing Committee, Thomaston Planning and Zoning Commission, Town Staff, and Water Pollution Control Authority.

AP6-BMS-10 Fund capital improvements on the basis of priority with the highest need geared towards public safety, welfare, social, culture, and administrative needs of the community.

Key Strategy Implementors and Stakeholders: Capital Improvements Committee.

AP6-BMS-11 Perform an Affordable Housing Inventory and create a mechanism to guarantee the continued affordability of identified units.

Key Strategy Implementors and Stakeholders: Thomaston Housing Authority.

Long Range (10 Years)

AP6-BMS-12 Consider the development of surplus and/or unrestricted municipally owned land for mixed-income housing.

Key Strategy Implementors and Stakeholders: Board of Selectmen, Planning and Zoning Commission, Thomaston Affordable Housing Committee, and Town Staff.

AP6-BMS-13 Establish a goal of increasing the total number of CGS Sec. 8-30g Affordable Housing Developments by 2% by 2035. A 2% increase would be an additional ~67 units. This would bring Thomaston's total to ~8.5%.

Key Strategy Implementors and Stakeholders: Planning and Zoning Commission, Developers, and Water Pollution Control Authority.

AP6-BMS-14 Consider the creation of a Thomaston Affordable Housing Trust Fund to assist the Affordable Housing Committee in implementing the Town's housing goals.

Key Strategy Implementors and Stakeholders: Board of Selectmen and Thomaston Affordable Housing Committee.

FUTURE LAND USE MAP

The Plan of Conservation and Development must recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, and agricultural land uses.

The Plan has identified the following areas for additional commercial, industrial, agricultural, and residential developments on the next page in the Future Land Use Map.

Balanced development will require the Planning and Zoning Commission to consider physical development constraints, the market, and the Town's policies to ensure a land use change is consistent with the Town's goals.

Physical development constraints often include factors such as:

- Steep slopes (i.e., slopes over 25%)
- Soil type
- High ground water availability
- Presence of an aquifer

A community could consider additional factors such as the presence of wetlands, prime farmland soils, FEMA Special Flood Hazard Areas, or natural diversity database areas. The Commission will consider any zone or text change amendment as required by the law in consultation with this Plan and any other pertinent information that ensures balanced growth for the Town of Thomaston.

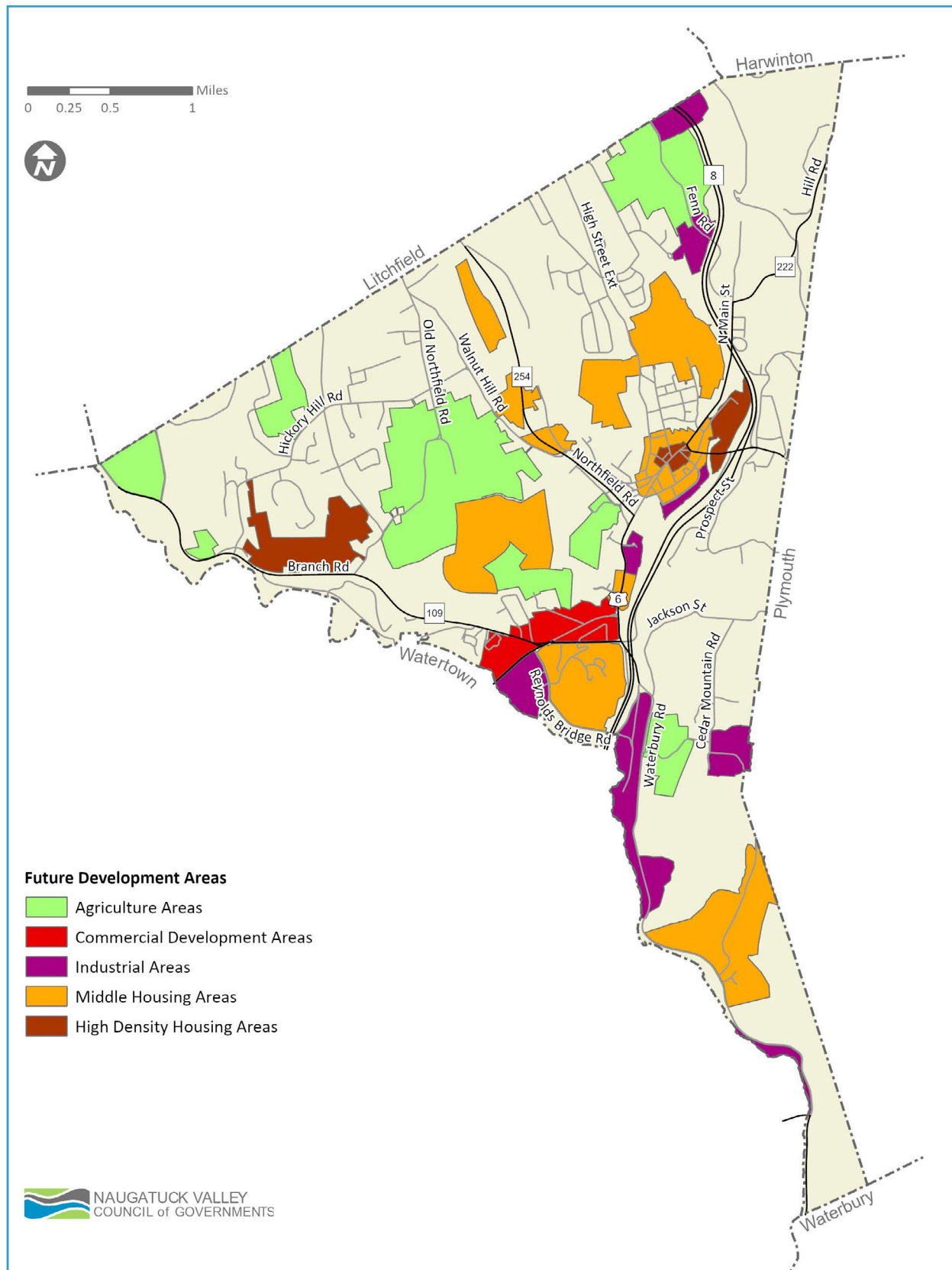


Thomaston has recommended recreational and conservation areas on the Open Space Map found on page 59.



Thomaston Dam

Future Land Use Map



The map shows proposed future development areas for commercial, agriculture, industrial, and housing development.

STATE, REGIONAL, AND LOCAL CONSISTENCY REVIEW

Consistency with the State Conservation and Development Policies Plan

The 2025 Thomaston Plan of Conservation and Development's Action Principles are consistent with the 2025 CT Conservation and Development Plan visions.

Each Action Principles aligns with multiple visions, emphasizing the interconnected nature of Thomaston's goals and implementation strategies.

The table below shows the alignment between the 2025 Thomaston POCD's Action Principles and the Visions of the 2025 Connecticut Conservation and Development Plan. The table identifies which Action Principle aligns with which Vision; overlap between the Visions and APs showcase the interdisciplinary nature of the POCD.

Five Visions	AP 1	AP 2	AP 3	AP 4	AP 5	AP 6
A Thriving Economy: Connecticut will have a flourishing and diverse economy that leverages our strategic location, existing infrastructure, and natural and cultural assets.	✓	✓	✓	✓		✓
Housing for Current and Future Residents: Connecticut will have a variety of housing types in vibrant, diverse communities across the state that are able to meet residents' needs and are affordable of all income levels and all stages of life.			✓			✓
Stewardship of Resources: Connecticut's natural, cultural, and historic resources will be carefully and responsibly used and managed to bolster their ability to withstand disruptions and ensure their long-term quality and viability.	✓	✓		✓		✓
Healthy People and Places: Connecticut will offer communities that enable the health and physical, social, and mental wellbeing of residents of all incomes, races, genders, ethnicities, abilities, and ages.	✓	✓			✓	
Connected and Inclusive Communities: Connecticut will foster and support unique, diverse, and inclusive communities that are well-connected with each other and greater Northeast megaregion.	✓	✓	✓		✓	

Table 1. The table shows the alignment between the 2025 Thomaston POCD's Action Principles and the Visions of the 2025 Connecticut Conservation and Development Plan.

Action Principle 1 Consistency

This Action Principle aligns with four of the state's Visions: A Thriving Economy, Stewardship of Resources, Healthy People and Places, and Connected and Inclusive Communities. They were addressed through strategies such as: identifying improving sewer and waste infrastructure, maintenance of pedestrian and transportation networks, expanding access to recreational and cultural sites, and developing where there is existing infrastructure and mixed-use development.

Action Principle 2 Consistency

This Action Principle aligns with four visions: A Thriving Economy, Stewardship of Resources, Healthy People and Place, and Connected and Inclusive Communities. Strategies in this Action Principle align with those in the visions by addressing targets like: improving stormwater systems, planning for natural hazard mitigation, identifying open space opportunities, investigating ways to support agriculture, and improving municipal programming for better quality of life of people of all ages and abilities. This Action Principle's focus is on ensuring its planning for safety and community programs are adequately fulfilling the needs of its community.

Action Principle 3 Consistency

This Action Principle aligns with three visions: A Thriving Economy, Housing for Current and Future Residents, and Connected and Inclusive Communities. This Action Principle's strategies align with the Visions through addressing multiple targets such as: development in areas with existing infrastructure, planning for mixed-use development, identification of amenities to promote Town connectivity, and supporting areas in Thomaston that promote business establishment through placemaking.



Covenant Church of Thomaston

Action Principle 4 Consistency

This Action Principle aligns with two visions: A Thriving Economy and Stewardship of Resources. The strategies in this Action Principle address many of the targets in the CandD, such as: development in areas of existing infrastructure, redevelopment of brownfields, creating paths to attract and retain businesses, working with owners to create robust business networks, and supporting its agricultural communities to thrive.

Action Principle 5 Consistency

This Action Principle aligns with two visions: Healthy People and Places and Connected and Inclusive Communities. The strategies included address targets relating to traffic safety, developing the regional multi-use Naugatuck Rier Greenway, supporting businesses, and partnering with state and regional agencies to address roadway concerns.

Action Principle 6 Consistency

This Action Principle aligns with three visions: A Thriving Economy, Housing for Current and Future Residents, and Stewardship of Resources. The strategies included address targets regarding utilization of existing buildings for adaptive reuse, considering energy efficiency in new developments, and creating a mix of housing options for people.



CT Transit bus on Main Street in Thomaston

Consistency with the State Growth Management Principles

The 2025 Thomaston Plan of Conservation and Development's Action Principles are consistent with the state growth management principles.

Each Action Principle aligns with multiple growth management principles. The overlap amongst them shows the interconnected nature of the Action Principles and strategies included in the Thomaston POCD.

The table below shows the alignment between the 2025 Thomaston POCD's Action Principles and the growth management principles outlined in the [Connect General Statutes Section 16a](#). The table identifies which Action Principle aligns with which growth management principle. This table emphasizes the interdisciplinary nature of the POCD.

Growth Management Principles	AP 1	AP 2	AP 3	AP 4	AP 5	AP 6
Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure	✓	✓	✓	✓	✓	
Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs						✓
Concentrate Development around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options	✓		✓		✓	
Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands		✓			✓	
Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety		✓		✓	✓	
Promote Integrated Planning across all Levels of Government to Address Issues on a Statewide, Regional, and Local Basis	✓	✓			✓	

Table 2. The table shows the alignment between the 2025 Thomaston POCD's Action Principles and the State Growth Management Principles.

Consistency with CGS 8-23

A review of CGS 8-23 was conducted to confirm that the Thomaston POCD was in alignment with state statute. Various parts of the Thomaston POCD fulfill the requirements and suggestions of the planning themes that Plans of Conservation and Development must consider. The Thomaston POCD's content sufficiently and accurately fulfills the statutes either through maps, data, or the strategies provided herein.

The table below shows which Action Principles address the items of the CGS 8-23.

Regulation	AP 1	AP 2	AP 3	AP 4	AP 5	AP 6
a(2)(d) In preparing such plan, the commission or any special committee shall consider the following:						
a(2)(d)(1) community action plan of the municipality	N/A					
a(2)(d)(2) need for affordable housing						✓
a(2)(d)(3) need for protection of existing and potential public surface and ground drinking water supplies	✓	✓				
a(2)(d)(4) the use of cluster development and other development patterns to the extent consistent with soil types, terrain and infrastructure capacity within the municipality,			✓	✓		✓
a(2)(d)(5) the state plan of conservation and development adopted pursuant to chapter 297	✓	✓	✓	✓	✓	✓
a(2)(d)(6) the regional plan of conservation and development adopted pursuant to section 8-35a ,	✓	✓	✓	✓	✓	✓
a(2)(d)(7) physical, social, economic and governmental conditions and trends	✓	✓	✓	✓	✓	✓
a(2)(d)(8) the needs of the municipality including, but not limited to, human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and circulation and cultural and interpersonal communications,	✓	✓	✓	✓	✓	✓
a(2)(d)(9) the objectives of energy-efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation,		✓			✓	✓
a(2)(d)(10): protection and preservation of agriculture		✓			✓	
a(2)(d)(11): the most recent sea level change scenario updated pursuant to subsection (b) of section 25-68o	N/A; will be considered further in the upcoming Hazard Mitigation Plan.					
a(2)(d)(12) the need for technology infrastructure in the municipality.				✓		
a(2)(e)(1) Such plan of conservation and development shall:						
a(2)(e)(1)(A) be a statement of policies, goals and standards for the physical and economic development of the municipality	✓	✓	✓	✓	✓	✓
a(2)(e)(1)(B) provide for a system of principal thoroughfares, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate,	✓	✓			✓	
a(2)(e)(1)(C) be designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and identify areas where it is feasible and prudent.		✓	✓	✓	✓	✓
a(2)(e)(1)(C)(i) to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse,		✓		✓	✓	✓
a(2)(e)(1)(C)(ii) to promote such development patterns and land reuse				✓	✓	✓

a(2)(e)(1)(i)(ii) allow accessory apartments for persons with a disability or persons sixty years of age or older, or their caregivers, in all residential zones, subject to municipal zoning regulations concerning design and long-term use of the principal property after it is no longer in use by such persons;						✓
a(2)(e)(1)(i)(iii) expand the definition of “family” in single-family zones to allow for accessory apartments for persons sixty years of age or older, persons with a disability or their caregivers.						✓
shall consider focusing development and revitalization in areas with existing or planned physical infrastructure.	✓			✓		✓
a(2)(f) Such plan may show the commission's and any special committee's recommendation for:						
a(2)(f)(1) conservation and preservation of traprock and other ridgelines,		✓				
a(2)(f)(2) airports, parks, playgrounds and other public grounds,	✓	✓	✓			
a(2)(f)(3) the general location, relocation and improvement of schools and other public buildings,		✓	✓			
a(2)(f)(4) the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, light, power, transit and other purposes,	✓					
a(2)(f)(5) the extent and location of public housing projects,						✓
a(2)(f)(6) programs for the implementation of the plan, including:						
a(2)(f)(6)(A) a schedule,	✓	✓	✓	✓	✓	✓
a(2)(f)(6)(B) a budget for public capital projects	N/A					
a(2)(f)(6)(C) a program for enactment and enforcement of zoning and subdivision controls, building and housing codes and safety regulations	✓	✓	✓	✓	✓	✓
a(2)(f)(6)(D) plans for implementation of affordable housing,						✓
a(2)(f)(6)(E) plans for open space acquisition and greenways protection and development,		✓				
a(2)(f)(6)(F) plans for corridor management areas along limited access highways or rail lines, designated under section 16a-27 ,					✓	
a(2)(f)(7) proposed priority funding areas	<i>Please see Appendix B.</i>					
a(2)(f)(8) any other recommendations as will, in the commission's or any special committee's judgment, be beneficial to the municipality. The plan may include any necessary and related maps, explanatory material, photographs, charts or other pertinent data and information relative to the past, present and future trends of the municipality.	✓	✓	✓	✓	✓	✓
a(2)(g) Any municipal plan of conservation and development scheduled for adoption on or after July 1, 2015 shall identify the general location and extent of any:						

a(2)(e)(1)(D) recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, agricultural and other purposes and include a map showing such proposed land uses	✓	✓	✓	✓	✓	✓
a(2)(e)(1)(E) recommend the most desirable density of population in the several parts of the municipality,						✓
a(2)(e)(1)(F) note any inconsistencies with the following growth management principles:	✓	✓	✓	✓	✓	✓
a(2)(e)(1)(F)(i) Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure;	✓			✓	✓	
a(2)(e)(1)(F)(ii) expansion of housing opportunities and design choices to accommodate a variety of household types and needs;						✓
a(2)(e)(1)(F)(iii) concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse					✓	
a(2)(e)(1)(F)(iv) conservation and restoration of the natural environment, cultural and historical resources and existing farmlands;		✓			✓	
a(2)(e)(1)(F)(v) protection of environmental assets critical to public health and safety	✓	✓				
a(2)(e)(1)(F)(vi) integration of planning across all levels of government to address issues on a local, regional and state-wide basis,	✓	✓	✓	✓	✓	✓
a(2)(e)(1)(G) make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a ,						✓
a(2)(e)(1)(H) promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to chapter 297,						✓
a(2)(e)(1)(I) consider allowing older adults and persons with a disability the ability to live in their homes and communities whenever possible. Such plan may:						✓
a(2)(e)(1)(I)(i) Permit home sharing in single-family zones between up to four adult persons of any age with a disability or who are sixty years of age or older, whether or not related, who receive supportive services in the home						✓

Table 3. The table above shows which Action Principles address the items of the CGS 8-23.

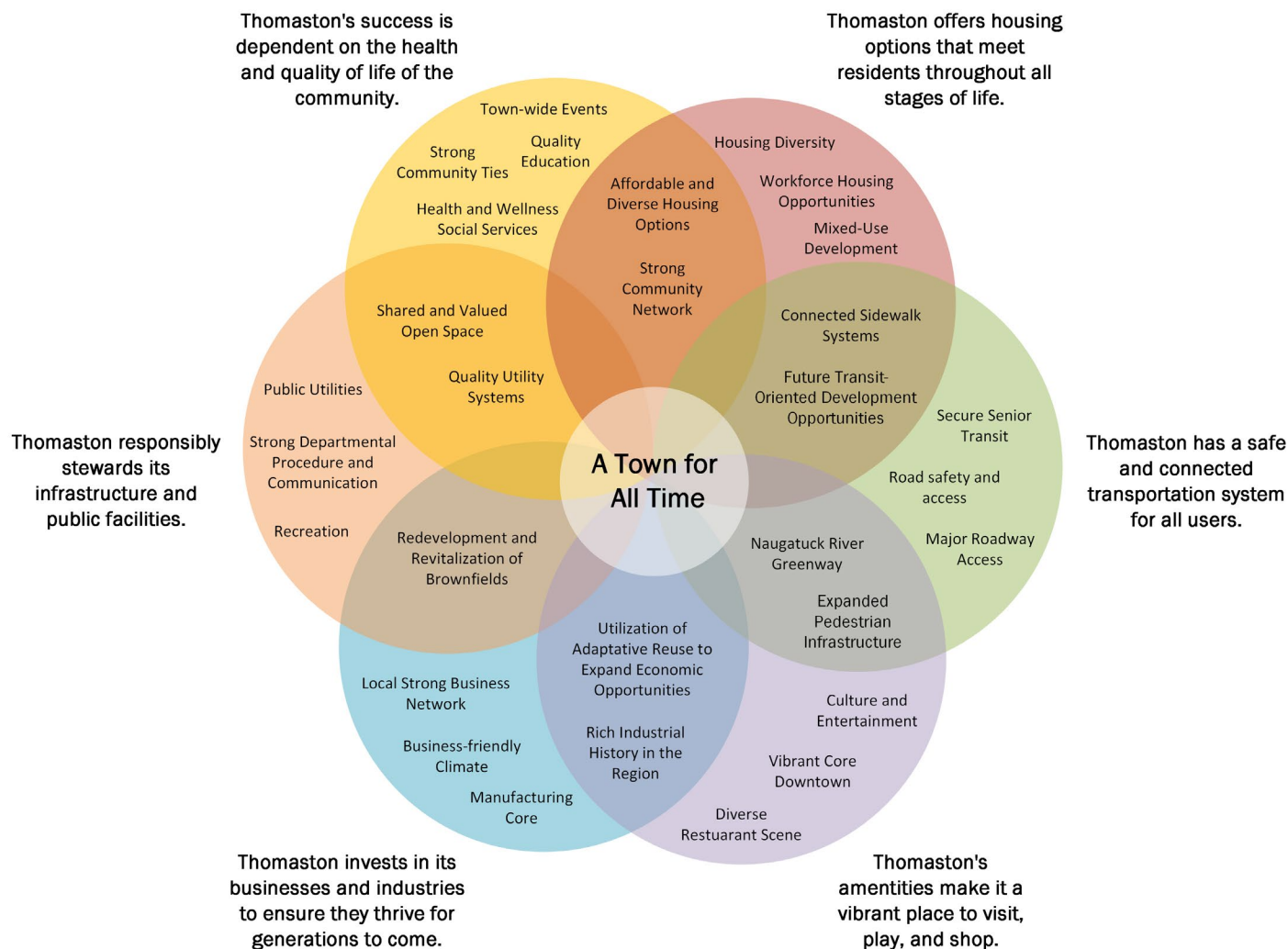


Figure 4. Action Principles Venn Diagram

This visualization shows how the Action Principles interconnect the community's desires with the statutory requirements outlined. The themes in the overlapping Action Principles are required considerations for a Plan of Conservation and Development. The elements depicted are but a few of the many that are included among the Action Principle topics.

Consistency with the Region

The 2008 Central Naugatuck Valley Regional Plan of Conservation and Development (CNVRPOCD) was reviewed for consistency with the region for the 2025 Thomaston Plan of Conservation and Development (POCD). The POCD is aligned with the major recommendations and policies outlined in each individual topic of the 2008 CNVRPOCD, as presented in the chart below.

The table below shows if the 2025 Thomaston POCD is consistent with the 2008 Central Naugatuck Valley Regional Plan of Conservation and Development items.

Topics	Sections	Consistent	
		Yes	No
Land Use and Growth Patterns	Current Conditions	✓	
	Location of Growth	✓	
	Build-Out	✓	
	Major Recommendation	✓	
Natural Resource Conservation	Current Conditions	✓	
	Land Use Intensity Guidelines	✓	
	Pre-disaster Mitigation	✓	
	Impervious Surfaces	✓	
	Major Rec	✓	
	Secondary Rec	✓	
Housing	Housing Policies	✓	
	Major Rec	✓	
	Secondary Rec	✓	
	Overview	✓	
Economic Development	Current Conditions	✓	
	Major Rec	✓	
Transportation	Current Conditions	✓	
	Travel Trends	✓	
	Streets and Highways	✓	
	Commuter Lots	✓	
	Public Transportation Systems	✓	
	Airport Facilities	N/A	
	Pedestrian & Bicycle Pathways	✓	
	Major Rec	✓	
Open Space	Current Conditions	✓	
	Major Rec	✓	
	Secondary Rec	✓	
Water Supply and Sewer Service	Water Service	✓	
	Sewage Service	✓	
	Major Rec	✓	
	Secondary Recs	✓	
Future Regional Form	Concept of the Future Form	✓	
	Land Use Categories	✓	
	Relation to Other Plans	✓	
	Civil Rights- Environmental Justice	✓	

Table 4. The table shows if the 2025 Thomaston POCD is consistent with the 2008 Central Naugatuck Valley Regional Plan of Conservation and Development items.

Action Principle 1 Consistency

The Action Principle aligns with the 2008 Central Naugatuck Valley Regional Plan of Conservation and Development (CNVRPOCD)'s Water Supply and Sewer Service, Transportation, and Land Use and Growth Pattern Sections.

The Transportation section envisions a connected and accessible network of sidewalks and bicycle paths, with a focus on developing local roads. In the Water Supply and Sewer Service, strategies focused on the reduction of sewage discharges and careful management of existing infrastructure to guide growth. The Land Use and Growth Patterns section emphasizes developing existing areas of activity rather than expanding outside of them.

The strategies for Thomaston further the CNVRPOCD's goals by focusing on prioritization of the WPCF improvements, increasing connectivity and accessibility of the sidewalk system, and continued stewardship of municipal buildings and recreational assets.

Action Principle 2 Consistency

This Action Principle aligns with the 2008 Central Naugatuck Valley Regional Plan of Conservation and Development (CNVRPOCD)'s Natural Resource Conservation, Open Space, Water Supply and Sewer Service, and Transportation Sections.

The strategies below consider senior transportation services and their potential to expand to youth in alignment with the CNVRPOCD's transportation goals. Both Plans identify the condition of Thomaston's stormwater system and the need to address state requirements for the betterment of the community's health as a priority. The Open Space section's objectives are addressed through actions regarding opportunities to expand open space and its amenities for the Town. The strategies regarding natural hazard mitigation planning align with the regional natural resource conservation concerns.

Action Principle 3 Consistency

The Action Principle aligns with the 2008 Central Naugatuck Valley Regional Plan of Conservation and Development (CNVRPOCD)'s Land Use and Growth Patterns, Economic Development, and Transportation Sections.

In regard to Land Use and Growth Patterns, this Action Principle looks to improve its commercial centers through zoning regulations reviews, beautification efforts, blight improvements, and working within the Town's capacity to implement needed amenities. For Economic Development of the CNVRPOCD, this Action Principle's focus is to enhance Thomaston's economic development through encouraging its permitted land uses in its downtown area and Watertown Road, areas of commerce and retail. For Transportation, this Action Principle emphasizes the need for connected sidewalks for patrons and residents alike to use and access services in Thomaston. Parking accommodations that address the community's needs for daily use and for events were emphasized as points of improvement.

Action Principle 4 Consistency

The Action Principle aligns with the 2008 Central Naugatuck Valley Regional Plan of Conservation and Development (CNVRPOCD)'s Land Use and Growth Patterns and Economic Development Sections. The strategies below relate to how Thomaston wishes to retain its current businesses in town while attracting new ones to fulfill needs and fill in gaps of services and goods. The Action Principle aims to build up Thomaston's business network for all and for them to thrive into the future.

Action Principle 5 Consistency

This Action Principle aligns with the 2008 Central Naugatuck Valley Regional Plan of Conservation and Development (CNVRPOCD)'s Transportation Section. The strategies included in the POCD address the region's goals of improving the pedestrian and bicycle network, the continuation of the Naugatuck River Greenway and proposed amenities, and the improvement of the regional transportation system. The 2025 Plan outlines multiple areas of road improvements that contribute to a higher quality of safety for motorist and pedestrians alike, aligning with the need for continued transportation improvements in the CNVRPOCD.

Action Principle 6 Consistency

This Action Principle aligns with the 2008 Central Naugatuck Valley Regional Plan of Conservation and Development (CNVRPOCD)'s Housing and Economic Development Sections. The strategies included in the POCD address the region's goals of creating more opportunities for affordable housing through review of Zoning regulations, promoting a variety of housing types in Thomaston for development, and encouraging mixed-use or adaptive reuse in buildings. The Action Principle aims to address education on housing, zoning regulation reviews to address opportunities and obstacles, and to lay down the groundwork for future success.



Two-family house on Elm Street

APPENDIX A: COMMUNITY ENGAGEMENT

I. Stakeholder Interview Executive Summary

May 2024

Thomaston Plan of Conservation and Development Stakeholder Interview Executive Summary

As part of the Thomaston Plan of Conservation and Development (POCD), municipal decision makers were engaged in a stakeholder interview process. The goal of the engagement was to gain perspectives and insights from municipal leaders for the Thomaston POCD.

Stakeholders were asked questions regarding their entity's, goals and challenges, policies, community relations, the Thomaston POCD, and other relevant Town questions. The interview questions can be found at the end of the summary.

An analysis of the results identified five distinct themes: Government Perceptions, Utility Infrastructure and Community Health, Economic Development, Community Connections, and Quality of Life. Key takeaways from the interviews were organized under each theme they best represented.

Theme One: Government Perceptions

- **Departments, commissions, and boards identified themselves as public facing entities.** The entities provide face-to-face support to the public. Stakeholders' entities are the first point of contact for information on municipal processes, projects, and technical information. Additionally, they have a direct connection to the community through Town events and programs.

Stakeholders identified enrichment programs, quality of life initiatives, and safety measures they provide for youth and senior groups as valuable for Thomaston residents to use.
- **There is a need for strengthening communication between and among Town departments and community organizations.** Existing lines of communication were identified between municipal departments, commissions, and boards. Emphasis on strengthening communication lines with leadership, staff, and across departments is key to ensure and bolster project capacity, information sharing, team effectiveness, transparency, and project implementation for the future.
- **Continued and increased funding is crucial for municipal programs to continue providing important services to residents.** These programs included supportive youth, senior, and business programs. Stakeholders described the value municipal programs have for Town residents as meaningful and useful for a high quality of life. Addressing and improving budget allocations and consensus on project priorities can lead to holistic and balanced investments.

- **State mandates redirect staff and resources away from planned implementation of Town policies and initiatives.** Stakeholders want and will continue to implement Town-focused programs and policies with attention and detail. As new state mandates are passed, local officials and staff pivot resources and time to fulfill requirements. This shift to meet new state requirements, effect established timelines for Town projects.
- **Policies encouraging discussion and collaboration between stakeholders can lead to comprehensive decisions and results.** There are shared values and programmatic interests amongst stakeholders. Creating policies or guidelines to direct inter-municipal collaboration can open space for brainstorming, strategizing, and knowledge sharing on projects that involve multiple partners.

Theme Two: Utility Infrastructure and Community Health

- **The sewer system is of high concern for Thomaston.** As of the 2014 Thomaston POCD, the Waste Pollution and Control Facility is operating at 65 percent of its design capacity. This percentage has since changed with areas within Thomaston reaching capacity, at capacity, or over capacity. Stakeholders emphasized the impacts the current system's limitations have on the ability to plan for future development of housing and businesses and how they will operate with the present status of the facility.
- **Access to well and septic are crucial for development and resident health.** Residents and businesses in Thomaston are connected to one of three water systems: public water, the CT Water Company, or private well. For waste disposal, residents are connected to private septic or the public waste system. Access to potable water and waste systems ensures long-term success for Thomaston's community and overall health.
- **Older housing stock has impacts on community health.** Health related concerns on the older housing were identified in seniors, youths, and families. Stakeholders identified lead paint concerns, affordability to address concerns, disability access/modifications, amongst others.

Theme Three: Economic Development

- **Focus on downtown development in the form of attraction and retainment of entertainment, food, commercial, and industrial businesses.** The downtown is a place for commerce, community gatherings, visitors, employment, and businesses. Employment and housing opportunities were identified from future business attractions and additional working population.
- **There is a desire for active transportation, railroad infrastructure, and pedestrian infrastructure to make downtown walkable and attractive.** The proposed Naugatuck River Greenway and LOCIP Elm Street project were highlighted to illustrate the desire for improved sidewalk access, bicycle lanes and the greenway trail to connect residents to neighboring municipalities in the region. Connection to the Waterbury line was discussed by stakeholders to connect residents to employment opportunities, services, and retail.

- **There is a need to balance development interests (e.g., recreation, economic, and housing) when planning future development.** Consideration of current stock and quality of amenities for recreation, housing, and economic development, can guide development decisions of location, facility types, and use to better serve the Thomaston community.
- **Thomaston can improve its visibility, visit-ability, and marketing practices to expand its available amenities and become a destination.** Better advertisement of Thomaston to attract desired businesses and industries to expand employment opportunities, strengthen tax base, and create a sustainable future for the Town. Improving accessibility features for future development can assist in meeting the needs of the community.
- **Thomaston has local government resources that people can take advantage of for business and quality of life purposes.** Stakeholders highlighted the Thomaston Tax Incentive Program as a means to support and foster businesses and employment creation in the Town. The Mainstreet Accelerator Program is another program to discuss and plan for economic development in Thomaston.

Moreover, residents have access to services for youths, seniors, and quality of life programs available through the municipality.

Theme Four: Community Connections

- **Thomaston has an engaged community of civically minded people.** Stakeholders described Thomaston's residents as people who have great care for their community. They highlighted residents' sense of civic responsibility through the positions, engagement, and participation they have on Thomaston's boards and commissions.
- **Volunteerism was identified as an important community value.** Thomaston residents benefit from programs supported through volunteerism. Municipal commissions and boards rely on residents to give their time and knowledge to serve the Town in decision making processes.

Stakeholders highlight volunteerism through the Parks and Recreation athletic programming, Thomaston Rotary Club initiatives, and community effort in town-wide festivities.

- **Encouraging constituent engagement with board and commission meetings can improve citizen's involvement with Town plans, projects, initiatives, and studies.** Citizen involvement at commission and board meetings can benefit decision makers in disseminating information and increasing community buy-in for projects. A sense of ownership of the project and knowledge of benefits can help facilitate high-expense, high-priority, high-reward projects.
- **The new website will improve public access to Town information.** Navigation of the website to access municipal information will keep residents informed. As well as keeping Thomaston digitally welcoming for visitors and its community.

Theme Five: Quality of Life

- **Residents value recreational amenities.** Stakeholders emphasized the importance of Nystrom's Park, citing it as a space where people can gather and enjoy nature. Thomaston has a variety of recreational facilities that offer sport activities for youth. The proposed Naugatuck River Greenway is an amenity that will offer connections to the downtown area, neighboring municipalities, and different modes of transportation.
- **Increased housing options and affordability are wanted for the workforce population, new families, and aging populations who want to stay in Thomaston.** More housing options can provide levels of affordability that people can choose from, allowing them to stay, work, and play in Thomaston. This increase in population can further bolster patronage for local business in Town.
- **The expansion of educational opportunities for students is leading to increased community engagement and student outcomes.** Thomaston High School is in partnership with Post University, UConn Early College Experience, Southern CT College Experience, Edugenuity, EDUCERE, Northwestern Community College, and Naugatuck Valley Community College for students to earn college credits. At the high school, students can enter a paralegal program, a Science and Technology Cohort, and a CNA program.

Stakeholders identified exciting potential in connecting youth and local town businesses for professional development programs in the future.

- **Thomaston's aging population has needs that require proactive planning.** As a community ages, the types of services and amenities need to sustain a high quality of life changes from the younger demographic.

Transportation, housing, presence of a disability, and financial status effects the services seniors will rely on, modifying their retail and health needs.

- **Thomaston is a historical community. It is a tight-knit, small town that places importance on respect, hard-work, comradery, and collaboration.** The Thomaston community comes together in times of great need for one another. Stakeholders stated that residents take considerable pride and care for the Town through its volunteer groups, civic engagement, celebrations and festivities, and vibrant culture through its restaurant and entertainment amenities.

Interview Questions:

1. What role does your entity play in the Town of Thomaston?
2. How do you describe the Town of Thomaston to a non-resident?
3. What recent plan, policy, or program has had the most positive community impact?
4. What is the challenge your entity is currently facing in achieving your goals?
5. What is a challenge your entity anticipates facing in the long term?
6. What does community involvement look like to your entity?
7. What are the outcomes you hope to see for the Town of Thomaston in the next 10 years?
8. What are the 1-3 top priority policies, plans, or programs that you hope to accomplish in the next 10 years that advance your entity's purpose?
9. What additional resources (e.g., funding, technical assistance, community buy-in, government buy-in) are needed to complete these goals?
10. Are there any other entities that you hope to work with to advance that goal?
11. Do you have any other questions, comments, suggestions, or concerns that you want to share with us?

Entities Interviewed:

- Building and Land Use Department
- U.S. Army Corps of Engineers - Thomaston Dam
- Thomaston Historical Society
- Parks and Recreation Department
- Waste and Pollution Control Authority
- Board of Education
- Thomaston Rotary Club
- Social Services
- Board of Selectmen
- Torrington Area Health District
- Naugatuck Railroad Museum of New England
- Economic Development Commission
- Thomaston Housing Authority
- Ambulance Corps
- Public Works
- Fire Department

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II. Stakeholder Survey Executive Summary

June 2024

Thomaston Plan of Conservation and Development Stakeholder Survey Executive Summary

The Thomaston Plan of Conservation and Development (POCD) Steering Committee sent out a stakeholder survey to municipal and community leaders, community groups, and businesses, to gain insight into their perspectives on the Town of Thomaston.

The survey was conducted between May 23, 2024, and June 7, 2024. The survey went out to seventy-three (73) stakeholders and had a response rate of thirty-six (36) percent. Participants were asked questions to better understand the Town's needs and services in transportation, housing, infrastructure, environment, economic development, and quality of life. Additionally, participants reflected upon the goals outlined in the 2014 Plan of Conservation and Development.

In this summary, the term "entity/entities" is used as a catch-all term to refer to municipal boards, commissions, departments, community organizations, or businesses, unless otherwise specified.

Below are the summarized results of the survey. Respondents felt that:

Perceived Community Needs

- Age groups 65-74+ and 5-17 were identified as having the greatest number of services and amenities in Thomaston. Age groups 18-24 and 25-34 were identified as having the least number of services and amenities to meet their needs in Thomaston.
- About eighty (80) percent of respondents agreed or strongly agreed that their entity meets the needs of the community populations they support.
- Respondents shared their perception on the needs of the community, including:
 - Enhancing communication between the Town and residents to access, share, and submit information.
 - Revitalization of youth engagement, like the past teen center, would be beneficial in creating spaces for youth to engage in the community.
 - Increasing affordable housing options for insecure households.
 - Increasing funding opportunities for volunteer-based municipal organizations.

Transportation

- Sixty-five (65) percent agreed the road system meets the needs of residents and fifty (50) percent agreed it meets the needs of businesses.
- When asked if the bus system meets the needs of residents, twenty-three (23) percent of respondents disagreed, thirty-one (31) percent were neutral, and thirty-eight (38) percent agreed.
- When asked if respondents felt safe doing the following activities with the current infrastructure, they said:
 - Eighty-five (85) percent agreed or strongly agreed they felt safe driving around Thomaston with the current infrastructure.
 - Fifty (50) percent agreed or strongly agreed they felt safe riding the bus in Thomaston. Thirty-eight (38) percent were neutral on how they felt riding the bus with the current infrastructure.
 - Eighty-one (81) percent agreed or strongly agreed they felt safe walking around Thomaston with the current infrastructure.
 - 1/3 of respondents felt safe, 1/3 of respondents felt neutral, and 1/3 of respondents felt unsafe in biking around Thomaston with the current infrastructure.
- When asked if the sidewalk system meets the needs of residents, forty-six (46) percent disagreed, and fifteen (15) percent strongly disagreed.
 - Sidewalks were ranked number one for potential transportation improvements, with bus shelters second and commuter rail access as third.
- Respondents shared their perspective on transportation, including:
 - Better sidewalk maintenance is crucial for pedestrian, youth, and cyclist safety and use.
 - Recommending better street lighting, crosswalk safety measures, signage guiding to transit spots, and additional bike lanes and paths in Town.
 - Improving bus line fares, frequency, and pick-up locations in Town would make it accessible to more residents.
 - A pedestrian rail connection for commuters going to Waterbury and/or Torrington.
 - Exploring locations for additional commuter lots and parking.

Housing

- Respondents were split on if residents' housing needs are met: thirty-nine (39) percent of respondents felt that residents' housing needs are met, thirty-one (31) percent felt neutral, and twenty-seven (27) percent did not feel resident's housing needs are met.
- Respondents ranked Inform and Educate about Affordable Housing Issues as the priority strategy for Thomaston to implement from the Affordable Housing Plan.
- Sixty-one (61) percent of respondents disagreed or strongly disagreed that Thomaston's current housing stock will meet the needs of residents in the next 10 years.
- Respondents shared their perspective about housing, including:
 - Expanding housing options in downtown Thomaston.
 - Encouraging housing affordability in the housing stock in Thomaston.
 - The perceived barriers of available buildable land and current utility infrastructure in expanding housing options.

Infrastructure

- Sewer capacity was ranked as the highest infrastructure priority. Aging building infrastructure came second, and road quality came third.
- Respondents agreed that the recreational facilities, Town Hall, Thomaston Public Library, Thomaston Opera House, McMahon Senior Center, and Thomaston's schools met residents' needs.
- Forty-two (42) percent of respondents agreed or strongly agreed that Thomaston's facilities are accessible to people with disabilities. Twenty-seven (27) percent felt neutral, and thirty-one (31) percent of respondents disagreed or strongly disagreed that Thomaston's facilities are accessible to people with disabilities.
- Respondents shared their perspective on Thomaston's infrastructure, including:
 - Ensuring consistency in the accessibility measures implemented in municipal buildings and taking inventory of current accessibility improvements.
 - Recommending that aging facilities, such as the firehouse, school buildings, and sewer facility be improved to better prevent building deterioration.
 - Increasing signage and accessible amenities to encourage visitors and residents to visit recreational and historical areas in Thomaston.

Environment

- Respondents felt that Thomaston's outdoor recreational facilities are accessible to families, youths, adults, and seniors.
- Thirty-eight (38) percent agreed that Thomaston's recreational facilities were accessible to people with disabilities. Fifty-four (54) percent of respondents felt neutral about whether Thomaston's outdoor recreational facilities are accessible to people with disabilities, and eight (8) percent disagreed that the facilities were accessible to people with disabilities.
- Fifty (50) percent of respondents agreed that the Town meets recreational needs.
- Thirty-eight (38) percent of respondents agreed or strongly agreed that Thomaston has enough open space. Forty-two (42) percent remained neutral.
- Of the environmental priorities given to respondents to rank, energy efficiency for municipal buildings ranked first, water quality protection came second, and renewable energy infrastructure came third.
- Respondents shared their perspective on the environment, including:
 - Adding additional recreational facilities such as pickle ball courts for residents to access.
 - With recent Sustainable CT accreditation, Thomaston should look into waste and energy conservation.
 - Researching into multi-use spaces for recreational activities in the downtown area.

Economic Development

- Fifty (50) percent of respondents felt neutral if business needs were met and if Town policies made it easy to open and to operate a business in Thomaston.
- Eighty-four (84) percent of respondents agreed or strongly agreed that building exteriors were an important consideration for new development in the downtown area.
- In selecting their top five infrastructure considerations for new downtown development in Thomaston: parking ranked first, followed by sidewalk improvements, road quality and maintenance, sewer capacity, and pedestrian lighting.
- Priorities for downtown development were ranked: facilitating discussion and planning of the downtown ranked first, followed by redevelopment of existing buildings, pedestrian safety, historic preservation of buildings, and a mix of business types.
- Thirty (30) percent of respondents agreed there were opportunities for industrial businesses in Thomaston. Forty-two (42) percent of respondents remained neutral.
- Respondents shared their perspectives on economic development, including:
 - The need for clear and accessible information on where to park for visitors and residents in the downtown area.
 - A recommendation was made to hire a Downtown Manager to direct economic development, housing development efforts, and transportation development like locations for commuter bus drop-offs and pick-ups.
 - Expanding the use of the senior bus for Town-wide events and commuter lot pick-ups and drop-offs.

Quality of Life

- Forty-two (42) percent of respondents agreed or strongly agreed that the quality of life in Thomaston has improved over the past 10 years.
- Sixty-one (61) percent of respondents were neutral in response to if Thomaston has the resources to support its population of people with disabilities.
- In a set of five issues, respondents selected from a set of choices, the most important issue Thomaston will face in the next 2 years, 5 years, and 10 years.
 - Housing Options was selected as the issue Thomaston will have to face in the next two years.
 - School Enrollment was selected as the issue Thomaston will have to face in the next five years.
 - School Enrollment and Wastewater Capacity were tied as the issue that Thomaston will have to face in the next ten years.

Plan of Conservation and Development

- Twenty-six (26) percent of respondents agreed or strongly agreed that the goals and strategies of the 2014 Thomaston Plan of Conservation and Development were effectively applied to the Town.
- Respondents shared goals they would like to see incorporated in the 2025 POCD, including:
 - Parking in the downtown area.
 - Increasing sewer capacity for business and housing developments.
 - Additional housing options in the form of rental units.
 - More funding opportunities for ADA improvements in municipal plans, activities, and recreational hubs for safety.
- Respondents highlighted concerns in Thomaston that should be considered and incorporated in the 2025 POCD, including:
 - Sidewalk and road improvements in the downtown area.
 - Redevelopment of the downtown
 - Hiring a Downtown Manager to direct attention to parking, economic development, and transportation.
- Respondents shared their thoughts on goals for the POCD in Thomaston, including:
 - Creating a business network to foster retainment and attraction.
 - Facilitating visual revitalization of vacant store fronts.
 - Careful installment of drainage and conservation projects that benefits the Town and Naugatuck River.
 - Improving ADA accessible features and signage to assist guiding people through Town.
 - Improving communication from municipal leadership.

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III. Community Kick-Off Summary Documents

Planning Points Exercise Thematic Listing

	# of 20s	# of 10s	# of 5s	Pts. Total
CONSERVATION				865
• Natural Resources	2	7	3	125
• Open Space	8	12	9	325
• Ambience / Sense Of Place	6	13	12	310
• Sustainability	2	5	3	105
DEVELOPMENT				1,140
• Downtown	14	20	16	560
• Business / Economic Development	7	9	17	315
• Housing / Residential Development	3	8	1	145
• Community	0	7	10	120
INFRASTRUCTURE				1,155
• Community Facilities	10	18	18	470
• Vehicular Transportation	3	10	11	215
• Walking / Biking / Transit	7	14	17	365
• Utility Infrastructure	1	4	9	105

Table A-1. Results of the Community Kick-off activity show where participants would prioritize through limited amounts of paper money per person.



	# of 20s	# of 10s	# of 5s	Pts. Total
Downtown	14	20	16	560
Community Facilities	10	18	18	470
Walking/ Biking/ Transit	7	14	17	365
Open Space	8	12	9	325
Business / Economic Development	7	9	17	315
Ambience / Sense Of Place	6	13	12	310
Vehicular Transportation	3	10	11	215
Housing/ Residential Development	3	8	1	145
Natural Resources	2	7	3	125
Community	0	7	10	120
Sustainability	2	5	3	105
Utility Infrastructure	1	4	9	105

Table A-2. Ranked order by highest to lowest points of the Community Kick-off activity of Table A-1.

Community Conversation

Downtown (560 points)

Discussion may also relate to business / economic development

- Is a focal point / Everyone has to go there / Has gathering spaces
- Has great history / Provides economic activity
- Brings people to Thomaston
- Has potential to be even better
- Needs help though
 - Fill empty spaces
 - Need parking
 - Sidewalks
 - Cohesive design (not sure about Village District)
 - Budget for a downtown planner? Somebody in charge.
 - Main Street program(Thomaston already participates)
 - Way finding and signage would help

Community Facilities (470 points)

- No way for kids to get to Nystrom Park - could Town do more?
- Library helps but feels more kid activities are needed
- Park and recreation has stepped up
- Could we get a community pool / swim lessons? Used to do that at Nystrom Pond
- Town has a new website to share information on local activities and events / Could get a kiosk?
- We need a budget to maintain/preserve facilities we already have
- Is the cell tower available for rental? (contact First Selectman)
- Need full accessibility to all facilities

Walking / Biking / Transit (365 points)

- Sidewalks are great but need far more sidewalks
- How can we improve sidewalk system? What is good?
- Have some concerns – blind corners / People don't stay in crosswalks
- Sidewalks on / near High Street in serious need of repair (people tripping on gaps)
- Repairs should be concrete and not be asphalt patches (ugly and don't last)
- Need bike routes/bike path
- Town received a \$5.7 million grant for the Naugatuck Valley Greenway³⁴
- Can walk and bike on a greenway - offer wildlife interactions, scenic river views
- Greenway will be downtown – NRG needs better support from town leaders
- Can/should integrate walking and biking with other facilities

Open Space (325 points)

- How will we define open space? Is it preserved / protected land or does it include undeveloped land that is privately owned and just looks like open space?
- Have three big flood control areas and state parks that add to our open space
- Depending on how it is defined, can the different classes of open space be mapped for all to see?
- Many towns have a land trust, Thomaston does not
- What is our open space vision?
- Create wildlife corridors? Greenways and trails? Protect important resources?
- Utilize watershed lands?
- Find ways to purchase land before it goes into development.
- The payment-in-lieu-of-taxes (PILOT) program by the State of Connecticut feels like a raw deal
- Get limited revenue from the land and our tax base suffers
- The Corps of Engineers doesn't even make PILOT payments
- 1/3 of the land in Thomaston is tax exempt
- Have lobbied for more PILOT payments, but to no avail

Business / Economic Development (315 points)

Discussion may also relate to downtown

- When asked about jobs, goods and services, or tax base, residents indicated they mostly wanted economic development for the tax base
- The regional economy provides jobs and goods and services
- For tax base, need development
- Participants want to keep what Thomaston has and attract more economic development
- Some residential uses can pay more in taxes than they use in services and can be economic development

Ambience/Sense Of Place (310 points)

- Want to put Thomaston "on the map" (Opera House, Railroad Museum, Seth Thomas house, car shows, Christmas lights, etc.)
- Thomaston could be an entertainment focal point
- Town has an inventory of local amenities
- Restaurants have really blossomed!
- Need to create a sense of cohesion - visual/social/beautification/pride
- Implementation is key

Traffic And Circulation (215 points)

- We are a destination, but parking can be a big problem
- We need a plan for parking
- Traffic circulation can also be a problem
- Could we make Main Street and Elm Street a one-way loop?
- So many state roads make traffic and circulation planning a challenge, Town does not control
- Some towns have “un-numbered” a State highway to have more control but then have to maintain
- Need to continue to maintain roadways,

Housing Needs/Residential Development (145 points)

- Thomaston could be more affordable (rents, prices, taxes)
- Affordable/workforce housing is in short supply and can be expensive to create
- Grants to create affordable housing are hard to get

Open Discussion

- Infrastructure issues (such as water supply and sewage disposal) are key
 - Utilities need to be considered
 - There are some capacity issues
- What can be done in fall and winter with street lights? Need to do something to be pedestrian friendly
- Reeves Field needs attention
- Green Manor - speeding is an issue
- Community participation/volunteers are great

Post-It Notes

- Pickleball courts (2)
- We really need more housing for families if we want to keep numbers up in our schools. People love the small town feel and are happy to move here if they have a home to move into!
- Animal corridors
- Subdivision development that tears down environmental areas
- Blight ordinance and water quality concerns
- Litter, blight, beautification downtown
- Social infrastructure matters – walking, sense of safety and community, both
- Age 55+ housing – downsizing for an aging population
- Dam and Naugatuck River – important ecosystems
- Fix up riverfront areas (walkways, beautify, flowers, etc.)
- Sidewalks on South Main / Community Center like in Litchfield / Preserve/conservate historic places / Plant new trees – keep old trees / Municipal parking but only in existing places / Keep character of downtown area / Keep historic buildings when possible / Improve schools / Keep community events – parades, light up Town, car show, etc.



	Prouds	Sorrys
CONSERVATION	106	68
Open Space	50	18
• Nystrom Park / Track / Pond	32	1
• Open Space / Parks (not specific)	6	
• Reeves Field	4	4
• Greenway	3	
• Thomaston Dam	3	
• Black Rock Park	1	
• Highwood Rec Fields	1	2
• Town Green / Park		4
• Sanford Park / Field		3
• Risdon Field		1
• Seth Thomas Park Upgrade		1
• Not enough recreation areas		1
• Lack of a land trust		1
Natural Resources	1	-
• Morton's Pond	1	
Sustainability	-	1
• Lack of developable land		1

Ambience / Sense Of Place		55	49
• Opera House		34	
• Train Station / Museum		9	
• Historical Town / Buildings / Plume & Atwood / Seth Thomas Building		8	
• Town Layout		1	
• Local Stories		1	
• We Have A River		1	
• High Street appearance		1	
• Perception of Blight			37
○ Uses / Activities (Massage / Vape / Tattoo / Graffiti / Signs)	1 1		
○ Old Cumberland Farm	7		
○ Plume & Atwood	6		
○ Innes Ave. Ext. / Stevens Blvd. / Park St. / South Main St.	5		
○ Trash in River	3		
○ Junkyard across from DOT	2		
○ Dilapidated houses	1		
○ Lot by Deezeel (sp?)	1		
○ Junk cars	1		
• Limited River views			2

• Traffic noise control on South Main Street		1
• Mulch bins on Route 222		1
• Increase in crime		1
• Need to limit development (especially commercial)		1
• Condition of Seth Thomas clock face		1
• Route 8 noise		1
• Buildings lack uniformity		1
• Awkward layout		1
• Empty brownfield area		1
• Granite dumped on riverbank		1

Table A-3. Community Kick-off activity results that participants wrote what they were Proud or Sorry of under each topic. Proud meaning the item or place has positive connotations, and Sorry meaning improvements or attention is needed.

		Prouds	Sorrys
DEVELOPMENT			
Downtown		7	24
• Downtown (general)		4	
• Potential of downtown		1	
• Quaint		1	
• Could become walkable		1	
• Perception Of Lack Of Vitality			14
○ Vacant stores - storefronts / Empty look / Empty Plaza on Main	7		
○ Buildings In Poor Repair / Blight / Looks rundown	4		
○ Lack of activity / underutilized / lack of sustainable business	3		
• Parking downtown			2
• Triangle beautification			1
• Needs to be developed			1
• Main Street			1
• Tennis Court downtown			1
• Facades			1
• Dangerous Main St. crossing			1
• More could be done			1

• More could be done		1
• Downtown traffic light at Center School		1
Housing/ Residential Development	1	4
• Our house	1	
• Highwood Acrea		1
• Avoid low income housing		1
• Large housing developments		1
• Not enough affordable housing for older adults		1

Table A-4. Community Kick-off activity results that participants wrote what they were Proud or Sorry of under each topic. Proud meaning the item or place has positive connotations, and Sorry meaning improvements or attention is needed.

Business / Economic Development	29	8
• Clocktown Brewery	12	
• Other Specific Businesses	12	
• Thomaston Savings	1	3
• New stores in town	1	
• Area businesses	1	
• Development of Seth Thomas factory building	1	
• Industry	1	
• Invest in economic development		1
• DG Market		1

• Not quite legal commercial building		1
• Lack of better quality restaurants / businesses (esp. near Opera House)		1
• Chain retail stores		1
Community	24	7
• Events / Parades	8	
• Specific Church	6	
• Sense of community / Pride	3	
• Fine Arts Committee / Beautification Committee	3	
• Organ Music in Downtown	1	
• Community spaces	1	
• Town Hall Christmas lights	1	
• Legion	1	
• Taxes		4
• Lack of communication		1
• Town leadership		1
• Drug issues		1

Table A-5. Community Kick-off activity results that participants wrote what they were Proud or Sorry of under each topic. Proud meaning the item or place has positive connotations, and Sorry meaning improvements or attention is needed.

	Prouds	Sorrys
INFRASTRUCTURE	37	45
Community Facilities	32	25
• Library	14	
• Schools / school system	8	1
• Parks and Recreation Department	3	
• Fire Department / Fire House	3	
• That we have a local high school (not a regional HS)	1	
• Town Services	1	
• Police Department	1	
• Dog Pound	1	
• High School Fields		5
• Lack of police responses / presence		4
• No pickleball courts		3
• School buildings / Center School roof		2
• Seniors - More events / More help		2
• High School		1
• Not enough recreation programs		1
• Lack of kid's center		1
• Don't move senior center		1
• Not a lot of space for additional facilities		1

• Not a lot of space for additional facilities		1
• No dog park		1
• No after-school programs for students not enrolled in Town schools		1
• Speed checks not necessary in residential areas		1

Table A-6. Community Kick-off activity results that participants wrote what they were Proud or Sorry of under each topic. Proud meaning the item or place has positive connotations, and Sorry meaning improvements or attention is needed.

Vehicular Transportation	1	10
• Road improvement	1	
• Traffic – Speed / Amount / Lack of Police		6
• No roundabout at Saint Thomas intersection		1
• Intersection at Cumberland Farms		1
• Remove speed check		1
• Amount of development / traffic		1
Other Transportation	4	10
• Sidewalks	2	
• Walking areas	1	
• Bike trails	1	
• Sidewalks – Lack of / Don't match / No walking access on Main St. / Lack of sidewalks outside downtown		5
• Railyard		2
• Walk / bike ability		1
• Lack of bike lanes		1
• Bike lanes / Sidewalks near Black Rock State Park		1
Utility Infrastructure	0	0
• Utility Infrastructure	-	-

Table A-7. Community Kick-off activity results that participants wrote what they were Proud or Sorry of under each topic. Proud meaning the item or place has positive connotations, and Sorry meaning improvements or attention is needed.

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IV. Youth Survey Executive Summary

September 2024

Thomaston Plan of Conservation and Development Youth Survey Executive Summary

The Thomaston Plan of Conservation and Development (POCD) Steering Committee collaborated with the Thomaston School District to survey Thomaston's 7th and 8th and 9th through 12th grade students. Two surveys, one to the 7th-8th grade students and another to the 9th through 12th grade students, were given to administrators to distribute.

The anonymous survey opened June 13, 2024, and closed June 28th, 2024. The survey would not have been possible without the support of the Thomaston Board of Education and the District's Administrators. The survey was distributed to students through their student email.

The survey collected twenty-seven (27) responses from the 7th and 8th grade students and twenty-eight (28) responses from the 9th through 12th grade students.

The survey aimed to better understand the needs and perspectives of youth living in Thomaston. Questions ranged from asking about transportation, housing, recreational activities, how they felt about the Town, and other related topics. Below are the summarized results of the survey.

Survey Demographics

- Generally, there was an even distribution amongst the two grade groups that were surveyed. For the 7th and 8th grade survey, fifty-six (56) percent of respondents were 8th graders, and forty-four (44) percent were 7th graders.
- Of all 7th and 8th graders enrolled:
 - Twenty-two (22) percent of 8th graders responded to the survey.
 - Twenty (20) percent of 7th graders responded to the survey.
- Amongst those that were surveyed in the 9th through 12th grade responses, twenty-five (25) percent of students were freshmen, thirty-six (36) percent were sophomores, twenty-five (25) percent juniors, and fourteen (14) percent were seniors.
- Of all 9th-12th graders enrolled:
 - Twelve (12) percent of 9th graders responded to the survey.
 - Twenty (20) percent of 10th graders responded to the survey.
 - Sixteen (16) percent of 11th graders responded to the survey.
 - Eight (8) percent of 12th graders responded to the survey.

Transportation Around Thomaston

Finding 1: Students primarily get to school by a parent or guardian. 7th and 8th grade respondents primarily take the bus to school. 9th-12th grade respondents primarily get a ride to school.

- **The top three ways 7th and 8th grade students get to school are:**
 - Sixty-three (63) percent ride the school bus.
 - Thirty-three (33) percent receive rides from a parent/guardian.
 - Four (4) percent walk to school.
- **The top three ways 9th through 12th grade students get to school are:**
 - Fifty-seven (57) percent receive rides from a parent/guardian or trusted adult.
 - Twenty-nine (29) percent ride the school bus.
 - Fourteen (14) percent drive themselves or with a peer.

Finding 2: About half of all respondents in both surveys walk around Thomaston as a means to get around Town.

- **7th and 8th:** When asked if they walk around Thomaston, forty-eight (48) percent of respondents said they do walk around Thomaston, and fifty-two (52) percent said they do not walk around Thomaston.
- **9th – 12th:** When asked if they walk around Thomaston, fifty-nine (59) percent of respondents said they do walk around Thomaston, and forty-one (41) percent said they do not walk around Thomaston.

Finding 3: Half of all respondents in both surveys felt it was sometimes safe and sometimes not safe to walk on the roads in Thomaston.

- **7th and 8th:** When asked if they felt safe to walk on the roads, fifty-three (53) percent said the roads were “sometimes yes, sometime no.” Twenty-six (26) percent said the roads were safe to walk on, and twenty-one (21) percent said they were not safe to walk on.
- **9th – 12th:** When asked if they felt safe to walk on the roads, fifty-five (55) percent felt the roads were “sometimes yes, sometimes no.” Thirty (30) percent said the roads were safe to walk on, and fifteen (15) percent said the roads were not safe to walk on.

Finding 4: About a third of all respondents in both surveys said they ride their bike around Thomaston.

- **7th and 8th:** Thirty-one (31) percent of respondents said they bike around Thomaston and sixty-nine (69) percent do not bike around Thomaston
- **9th – 12th:** Thirty-nine (39) percent of respondents said they bike in Thomaston and sixty-one (61) percent do not bike around Thomaston.

Finding 5: Of those who do ride bikes in Thomaston, over half of respondents in both survey groups said they felt the roads were sometimes safe and sometimes not safe to bike on.

- **7th and 8th:** When asked if they felt safe biking on the roads, sixty (60) percent said, "Sometimes yes, sometime no." Twenty-seven (27) percent said they did not feel safe, and thirteen (13) percent said they felt safe biking on the road.
- **9th – 12th:** When asked if they felt safe to bike on the roads, sixty-five (65) percent said they felt "Sometimes yes, sometimes no." Twenty-one (21) percent said they did not feel safe biking on the roads, and fourteen (14) percent said they did feel safe biking.

Finding 6: A quarter of 9th-12th grade respondents perceived the roads were safe for inexperienced drivers, and about another quarter felt the roads could be improved.

- **9th- 12th** perceived roads to be:
 - Twenty-five (25) percent perceived roads to be safe for inexperienced drivers.
 - Twenty-one (21) percent [perceived road to be safe but could be improved.
 - Fifty (50) percent did not know as they do not drive yet.
 - Four (4) percent perceived roads to be challenging to practice on.

Envisioning Housing

Finding 1: Over eighty percent of respondents in both surveys identified they live in single-family homes.

- **Of the 7th and 8th respondents:**
 - Eight-one (81) percent identify they live in a single-family house.
 - Eleven (11) percent identify live in a condominium.
 - Eight (8) percent identify live in an apartment.
- **Of the 9th – 12th respondents:**
 - Eighty-five (85) percent live in a single-family house.
 - Seven (7) percent live in an apartment.
 - Four (4) percent live in a condominium.
 - Four (4) percent live in a mobile home.

Finding 2: Over eighty percent of all respondents in both surveys envision living in a single-family house when they are older.

- **Of the 7th and 8th respondents:**
 - Eighty-one (81) percent envision living in a single-family house.
 - Fifteen (15) percent envision living in an apartment.
 - Four (4) percent envision living in a condominium.
- **Of the 9th – 12th respondents:**
 - Eighty-nine (89) percent envision living in a single-family house.
 - Seven (7) percent envision living in an apartment.
 - Four (4) percent envision living in a mobile home.

Entertainment in Thomaston

Finding 1: Nystrom's Park and Reeve's Field are the top two recreational sites for all survey respondents to visit outdoors. Walking and hanging out were the two major activities ranked highest for both survey groups.

- **7th and 8th:** When asked from a set of recreational sites which they visit outdoors, Nystrom's Park was the top choice, followed by Reeve's Field, Sanford Avenue Field, Black Rock Field, and Thomaston Dam.
- When asked to choose what they do in the outdoor spaces, walking was the top choice, followed by hanging out, bicycling, hiking, and playing basketball.
- **9th – 12th:** When asked from a set of recreational sites which they visit outdoors, Nystrom's Park was the top choice, followed by Reeve's field, Highwood Farms Field, Thomaston Dam, and Black Rock Field.
 - When asked to choose what they do in the outdoor spaces, walking was the top choice, followed by hanging out, playing basketball, hiking, and playing soccer.

Finding 2: For all respondents in both surveys, they ranked going out to eat and hanging out with friends their top two choices in what activities they like doing in Thomaston.

- **7th and 8th:** Youths were asked which of the activities listed in Thomaston they like participating in. They chose going out to eat as their top choice, followed by visiting friends, visiting the library, playing a sport, and attending town events.
- **9th – 12th:** Youths were asked which of the activities listed in Thomaston they like participating in. They chose visiting friends as their top choice, followed by going out to eat, playing a sport, visiting family, and visiting Town parks.

Finding 3: Youths were asked from a list of Town events which they went to in the past two years. For all respondents, Light Up Thomaston was the main town-wide event they participated in in the last two years.

- **7th and 8th:** Light Up Thomaston was the top choice, followed by the Thomaston Volunteer Fire Department Annual Carnival and the Annual Car Show.
- **9th – 12th:** Light Up Thomaston was the first choice, followed by the Annual Car Show and the Thomaston Volunteer Fire Department Annual Carnival.

Finding 4: Students identified the same commonly selected after-school activities; with going home ranked first and playing sports as second.

- **7th and 8th and 9th-12th all do the following activities after school (in order of preference):**
 - Go home
 - Play sports
 - Complete homework
 - Hang out with friends
 - Go to an after-school program

Looking at the Future of Thomaston

Finding 1: Both student populations wished, in the same order, Thomaston had more places to hang out, followed by free activities available to them, places to play, and then places to learn.

Finding 2: Both groups expressed similar sentiments of Thomaston being a town that is a tight knit community with supportive neighbors.

- **7th and 8th:** When asked what they were proud of in Thomaston, respondents shared:
 - Thomaston is a great small town with kind people living in it.
 - They value the close sense of community the Town has due to the strong relationships they have felt in their personal lives and throughout the community.
 - They felt the Town did many activities that kept the youth engaged and busy.
 - Town spirit was an attribute youth emphasized when speaking of Thomaston.
- **9th – 12th:** When asked what they were proud of in Thomaston, respondents shared:
 - The small community feel Thomaston has makes them feel that they live in a safe town with kind people.
 - They emphasized that everyone knows everyone; with family and friends close by it creates a keen sense of community.
 - They find Thomaston is a nice place as the amenities they use are close by for them to go to.
 - The Town organizes and maintains fun events and places to go to like the Opera House, cultural events, parks to enjoy nature, and school sporting events.

Finding 3: Respondents shared similar thoughts on what can be improved in Thomaston. Both surveys emphasized the need and desire for better and expanded sidewalks so they can walk and bike around Town. Moreover, students emphasized the need for places for teens to hang out with one another and town events for them to participate and go to.

- **7th and 8th:** When asked what they would like to see Thomaston do better, students requested:
 - More activities for teens and middle school-aged children.
 - Additional free town-wide activities youth can participate in and get together during.
 - More teen-friendly spaces to hang out in and engage with one another.
 - Maintenance of parks and benches from litter for use and visitation. In particular, the basketball courts at Reeve's Field.
 - Improvement of perceived safety at recreational facilities teens frequent like Reeve's Field.
 - Opportunities for driver's education at the school.
 - Improved road safety conditions related to speeding, road traffic during Town events, and road cleanliness.
 - Maintained and expanded sidewalks to get to attractions, school, and for recreational purposes such as walking and bicycling.

- **9th – 12th:** When asked what they would like to see Thomaston do better, students requested:
 - Teen-friendly spaces to hang-out with a variety of activities for youth to do. Especially during the summer months when school is out.
 - Additional lighting at the Reeve's Field basketball courts.
 - Improved shopping and retail businesses. Students said they would like to see vacant store fronts filled to make those areas feel more welcoming.
 - Increased support for local businesses through town-sponsored events and incentives to strengthen the local economy.
 - Improved and maintained sidewalks for:
 - People with disabilities and overall accessibility for all.
 - Walking and biking paths.
 - Overall, more sidewalk connections.
 - More support for green initiatives like recycling programs and community gardens that encourage sustainability to make Thomaston an environmentally friendly town.

V. POCD Vision Statement Mad Libs



Town of Thomaston

Thomaston Plan of Conservation and Development Steering Committee



Complete That Thought

This interactive activity is part of the continued community engagement for the Thomaston 2024 Plan of Conservation and Development (POCD) and will help inform the vision statement of the Plan.

A vision statement identifies what Thomaston will be like in 2035 for community members and visitors alike. (Topics include: economic development, quality of life, environment, transportation, housing, etc.)

Your input is crucial to writing a vision statement that reflects Thomaston's commitment to you, the community, and its future.

Directions: For each sentence, write down your answers on the corresponding answer lines to complete the sentence.

Thomaston is a(n) _____ town that prioritizes _____.
[Adjective] [A Priority for Thomaston]

Town residents feel pride in _____ because _____.
[Thing in Thomaston] [Reason]

In 2035, Thomaston will be _____.
[A Thing or Aspiration]



Thomaston is a destination in _____ due to its _____.
[Category of Activity] [Reason]

Thomaston's _____ makes Thomaston a(n) _____.
[Board/Commission/Community Organization] [Adjective]

Thomaston is a(n) _____ place to live and visit due to its _____.
[Adjective] [Thing in Thomaston]

In 2035, Thomaston will have improved _____.
[Thing in Thomaston]

Families come to Thomaston for _____ because _____.
[A Thing] [Reason]

Town events give the community a sense of a(n) _____ that emphasizes _____.
[Adjective]
[Value or Principle]

Thomaston helps people in the _____
[Population in Thomaston]
through its _____ that improves their quality of life.
[Town Program or Activity]



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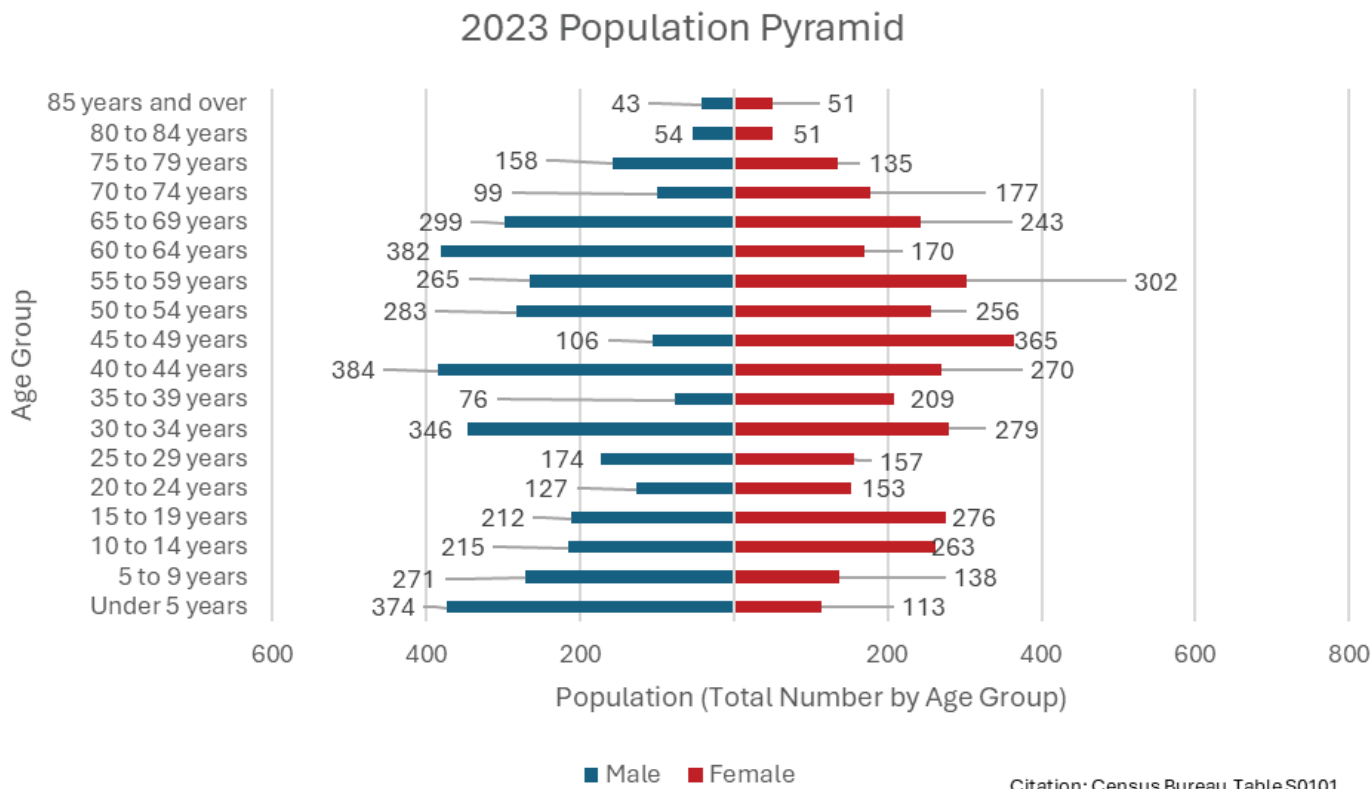
APPENDIX B: A POINT IN TIME: THOMASTON TODAY DATA

This appendix provides the data and citations for the physical, social, economic, and governmental conditions the Committee considered in drafting the 2025 Thomaston Plan of Conservation and Development.⁵ The Plan uses the 2023 American Community Survey 5-Year Estimates as it is the most up-to-date data available. Additional data sources use 2023 data when possible and identify the timeframe if it varies.

I. Social Trends

Population

- **Total Population⁶**
 - There were 7,476 residents in Thomaston in 2023.
- **Age and Sex⁷**
 - The median age was 42.9 years old.



- **Population Change (2000-2020)⁸**

Total Population		
2000	2010	2020
7,503	7,887	7,442

Percent Change	
2000-2010	2010-2020
5.10%	-5.60%

- **Race and Ethnicity^{9,10}**

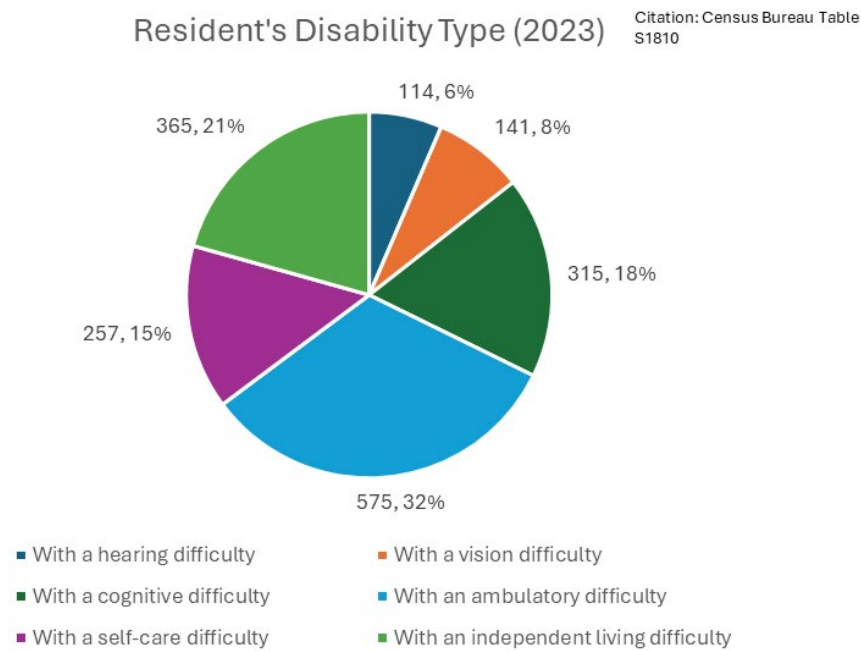
Race and Ethnicity (2023)	Total
Not Hispanic or Latino	
White alone	6,563
Black or African American alone	153
American Indian and Alaska Native alone	0
Asian alone	153
Native Hawaiian and Other Pacific Islander alone	0
Some Other Race alone	42
Two or More Races	565
Hispanic or Latino	661

- **Population with a Disability¹¹**

Almost eleven (11) percent of Thomaston's population has a disability. Disability status is defined as having one or more of the following difficulties:¹²

- **Hearing Difficulty:** Deaf or has serious difficulty hearing
- **Vision Difficulty:** Blind or has serious difficulty seeing even with glasses
- **Cognitive Difficulty:** Has serious difficulty concentrating, remembering, or making decisions
- **Ambulatory Difficulty:** Has serious difficulty walking or climbing stairs
- **Self-Care Difficulty:** Has difficulty dressing or bathing
- **Independent Living Difficulty:** Has difficulty doing errands along such as visiting a doctor's office or shopping.

A person with a disability may have identified more than one disability type in the following graph.



• **Level of Education of Population 18 Years and Over¹³**

Level of Education of Population 18 Years and Over (2023)	Total
Less than high school graduate	318
High school graduate (includes equivalency)	1,854
Some college or associate's degree	691
Some college, no degree	1,027
Bachelor's degree or higher	1,975

Note: Level of education of population 18 years and over does not show graduate degree or higher because the data does not categorize the 18-24 year old population in the same manner it categorizes the population 25 years and older. This table summarizes level of education across two categories at the most accurate data category and at the loss of precision for the population with a graduate or professional degree.

- Median Earnings Based on Level of Education¹⁴

Median Earnings Based on Level of Education (2023)	Median Earnings
Less than high school graduate	-
High school graduate (includes equivalency)	\$56,594
Some college or associate's degree	\$67,549
Some college, no degree	-
Bachelor's degree or higher	\$54,994
Graduate or professional degree	\$80,298

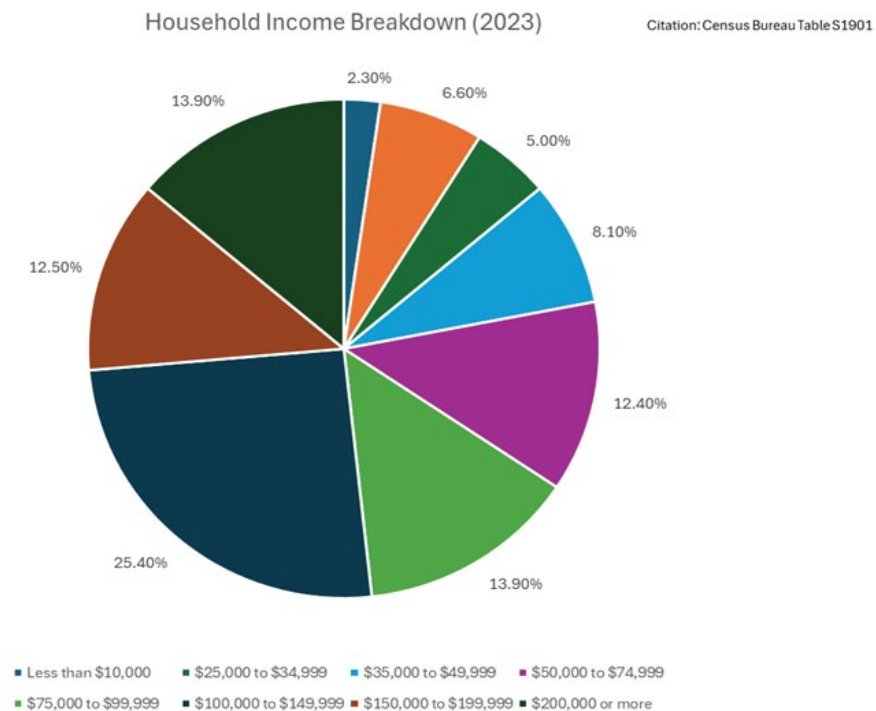
Households

- Household Type¹⁵

There are 3,038 households in Thomaston.

- Sixty-six (66) percent are family households, defined as those related to each other by birth, marriage, or adoption.¹⁶
- Thirty-four (34) percent are nonfamily households, defined as a householder living alone or a household in which the members are not related (e.g., a roommate).¹⁷

- Household Income¹⁸



Note: There were no households estimated to earn between \$10,000 and \$14,999.

- **Median Household Income¹⁹**

- The 2023 median household income was \$104,074. The average household income was \$136,293.
 - The median household income for family households was \$120,000. The average household income for family households was \$171,760.
 - The median household income for nonfamily households was \$48,017. The average household income for nonfamily households was \$64,191.

- **Poverty²⁰**

The current official poverty measure was developed in the mid-1960s as a derivative of the cost of a minimum food diet multiplied by three to account for other family expenses.²¹

In Thomaston, 330 individuals had incomes below 125% of the poverty level and 795 individuals had incomes below 200% of the poverty level.

- **Broadband Access²²**

Most households in Thomaston have access to the internet via an internet subscription. Twelve (12) percent, or 353 households, did not have an internet subscription in 2023.

Housing Characteristics

- **Housing Units and Occupancy²³**

There are 3,328 housing units in Thomaston. Most (91%) units are occupied. Thomaston has a homeowner vacancy rate of 3% and a rental vacancy rate of 2.8%.

- **Household Tenure²⁴**

Ninety (90) percent of Thomaston's residents live in owner-occupied units. Ten (10) percent live in renter-occupied units.

- **Average Household Size²⁵**

The average household size was 2.46 residents per household. The average varies depending on whether a household rents or owns their house.

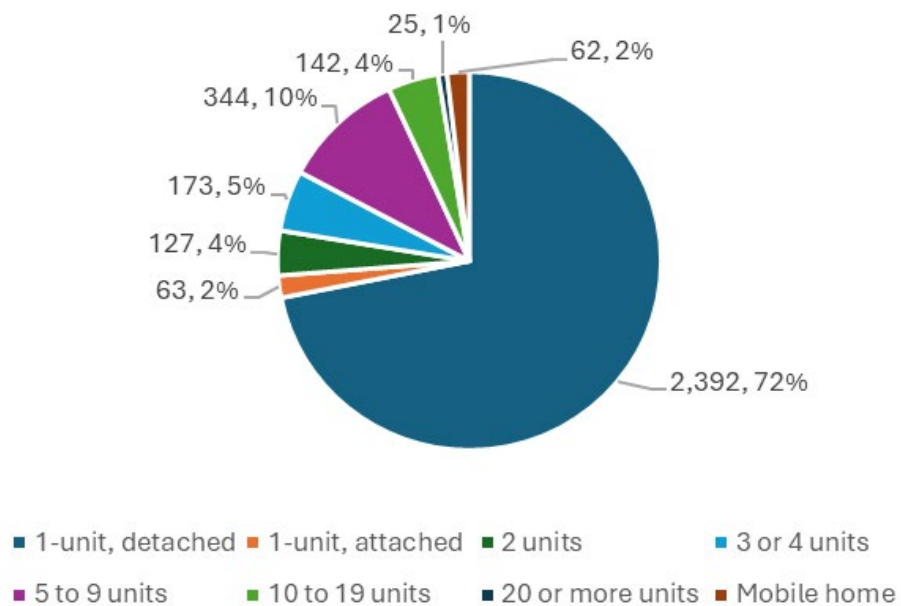
- An owner-occupied household has an average household size of 2.76 residents per household.
- A renter-occupied household has an average household size of 1.18 residents per household.

- **Unit Type²⁶**

Most houses in Thomaston are single-family homes.

Citation: Census Bureau
Table DP04

Housing Types (2023)

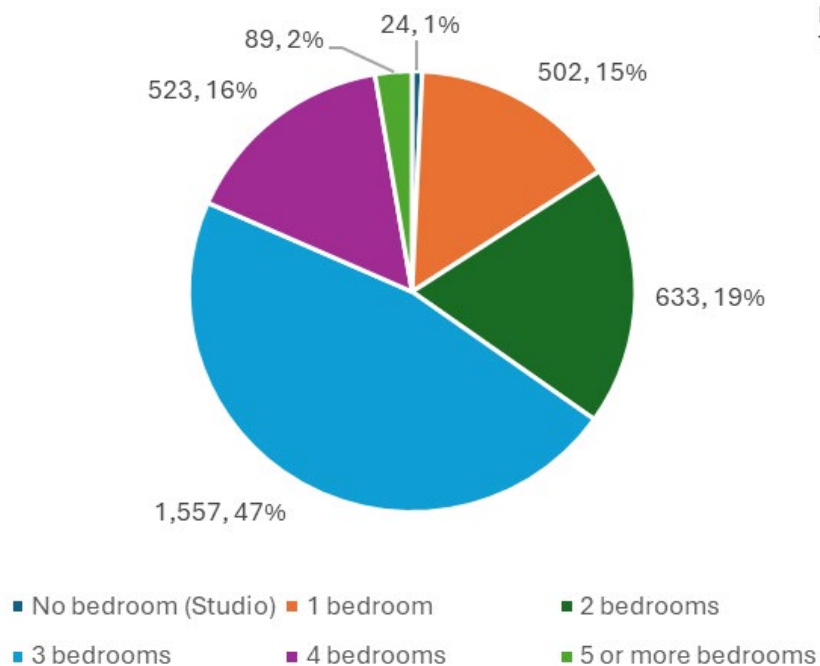


- **Number of Bedrooms²⁷**

Most houses in Thomaston are single-family homes.

Number of Bedrooms (2023)

Citation:
Census
Bureau
Table DP04

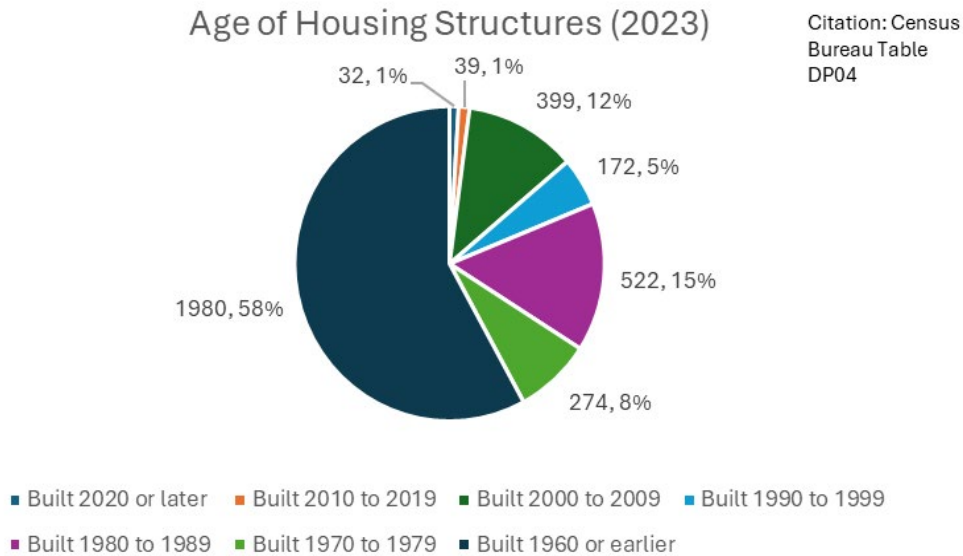


• **Median Year Built**²⁸

The median year a house was built in Thomaston is 1965. This number varies by owner- and renter-occupied houses.

- The median year an owner-occupied house was built in Thomaston is 1969.
- The median year a renter-occupied house was built is 1940.

• **Age of Housing Structure**²⁹



• **Renter Characteristics: Median Contract and Gross Rent**^{30,31}

Contract rent is the agreed upon rent for a unit.³² The median contract rent was \$812.

Gross rent is the contract rent plus the estimated average monthly utility costs. The gross rent was \$1,008.

• **Owner Characteristics: Median Home Value**³³

The median home value was \$259,400 in 2023.

• **Owner Characteristics: Median Selected Monthly Owner Costs**³⁴

Selected monthly owner costs include mortgage payments, real estate taxes, insurance, and utilities.³⁵ The median selected monthly owner costs was \$2,171 for households with a mortgage and \$958 for households without a mortgage.

• **Cost-Burden**^{36,37}

	Not Cost-Burdened	Cost-Burdened	Severely Cost Burdened
Renters	251	171	160
Owners (with mortgage)	1265	237	192
Owners (without mortgage)	605	87	70
Total Households	2121	495	422



State of Connecticut Conservation and Development Policies Plan

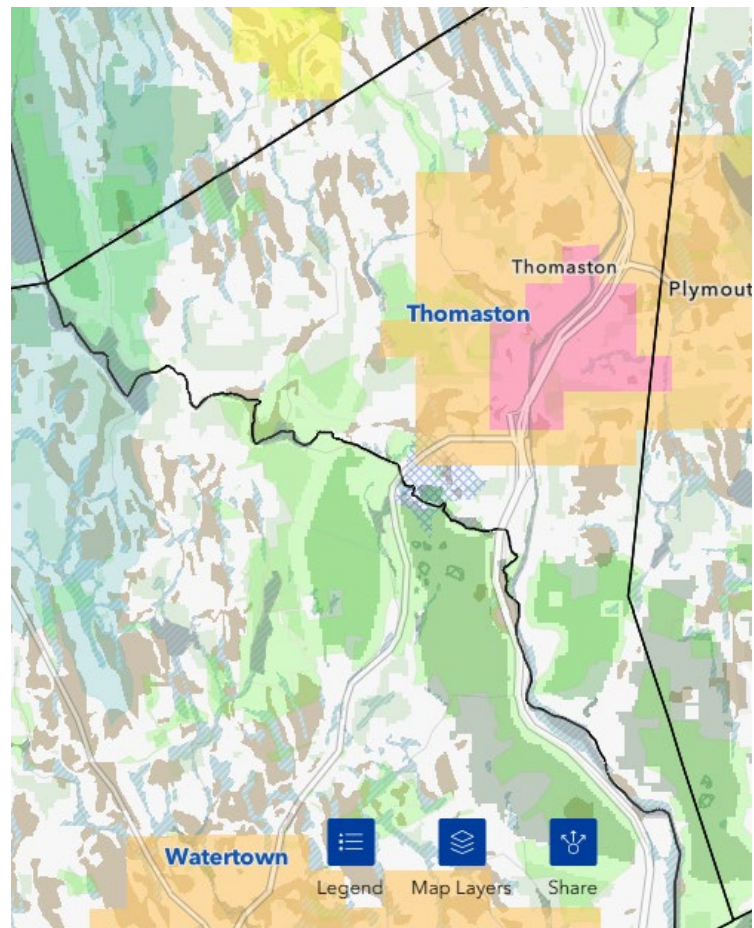
Chapter 297a of the Connecticut General Statutes requires the Office of Policy and Management to develop boundaries for Priority Funding Areas to direct state agencies' investments in "growth-related projects."

The State defines a growth-related project as any of the following state agency actions when the costs exceed \$200,000:

- Land acquisition (not for conservation purposes)
- Development or improvement of property
- Acquisition of public transportation equipment
- Awarding a grant to construct any of the preceding actions.³⁸

The State concedes that "how or whether agencies use Priority Funding Areas is not widely known." Thomaston is including its Locational Guide Map Activity Zone designations in the Plan of Conservation and Development to support future grant applications should the Locational Guide Map's purpose and process be clarified.

The center of Thomaston has been defined as a local and suburban activity zone. More information about these designations can be found in the [2025-2030 Connecticut Conservation and Development Policies Plan](#).

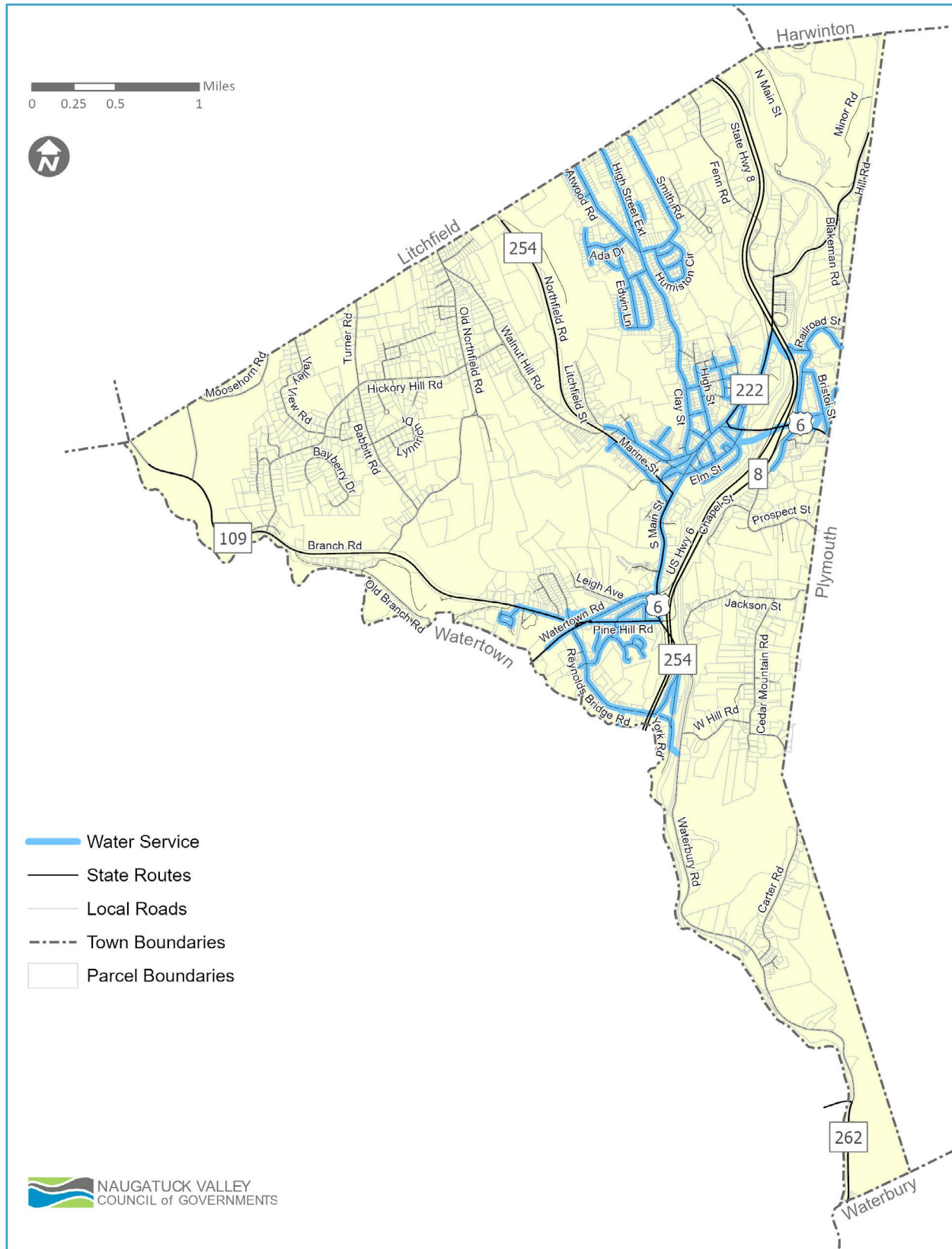


State of Connecticut Locational Guide Map for Thomaston

II. Physical Trends

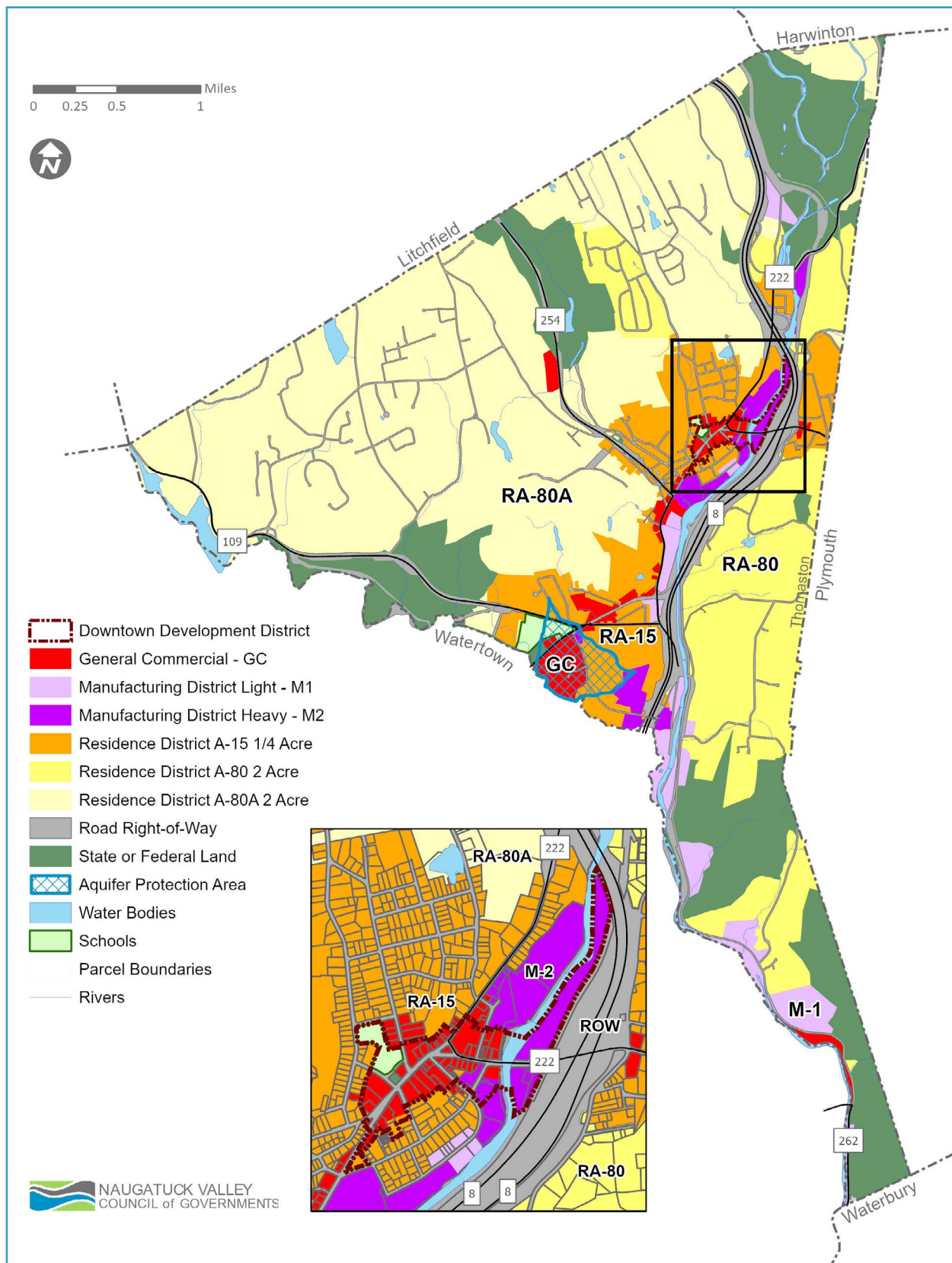
Governmental

Thomaston Water Service Area

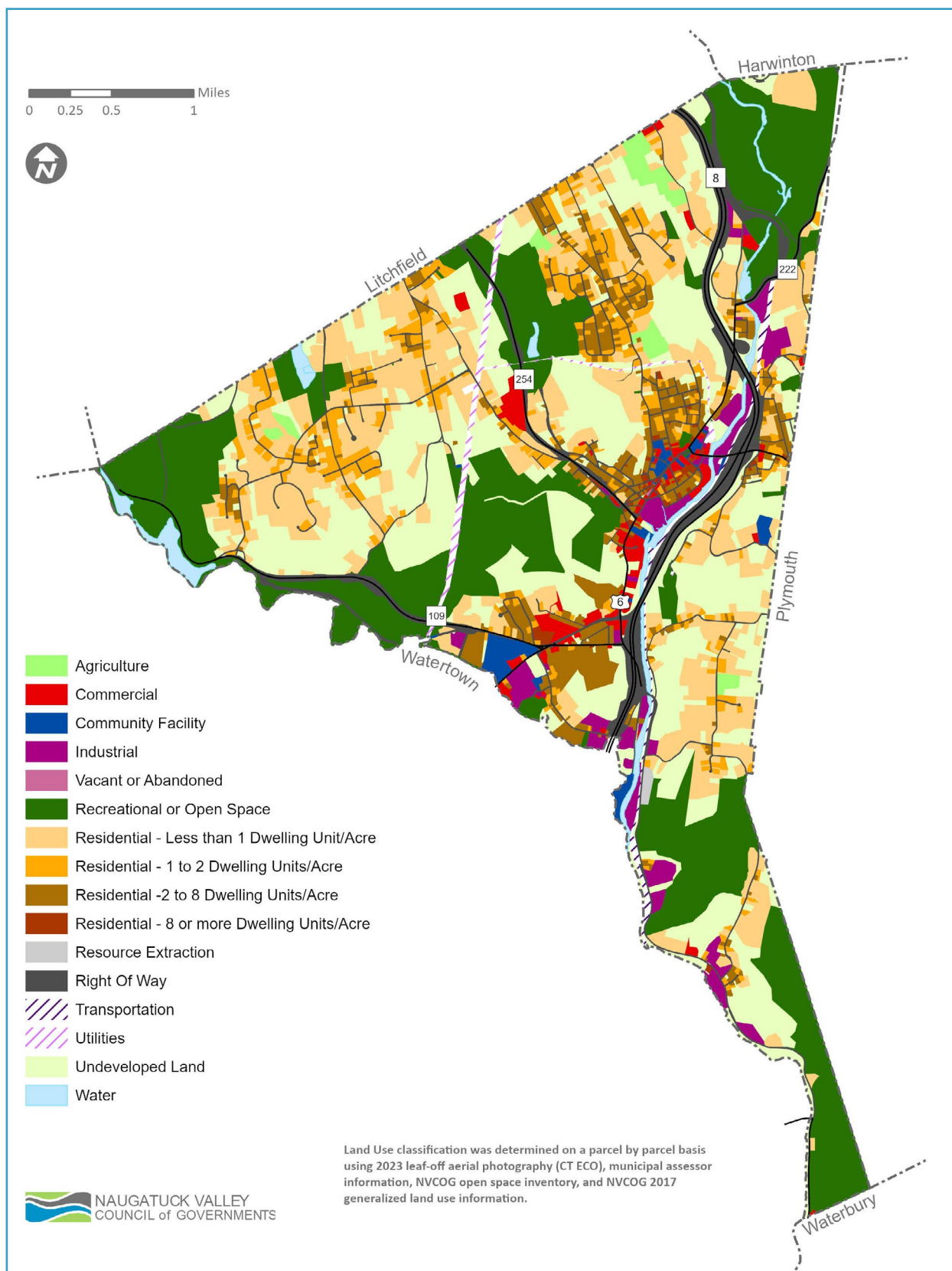


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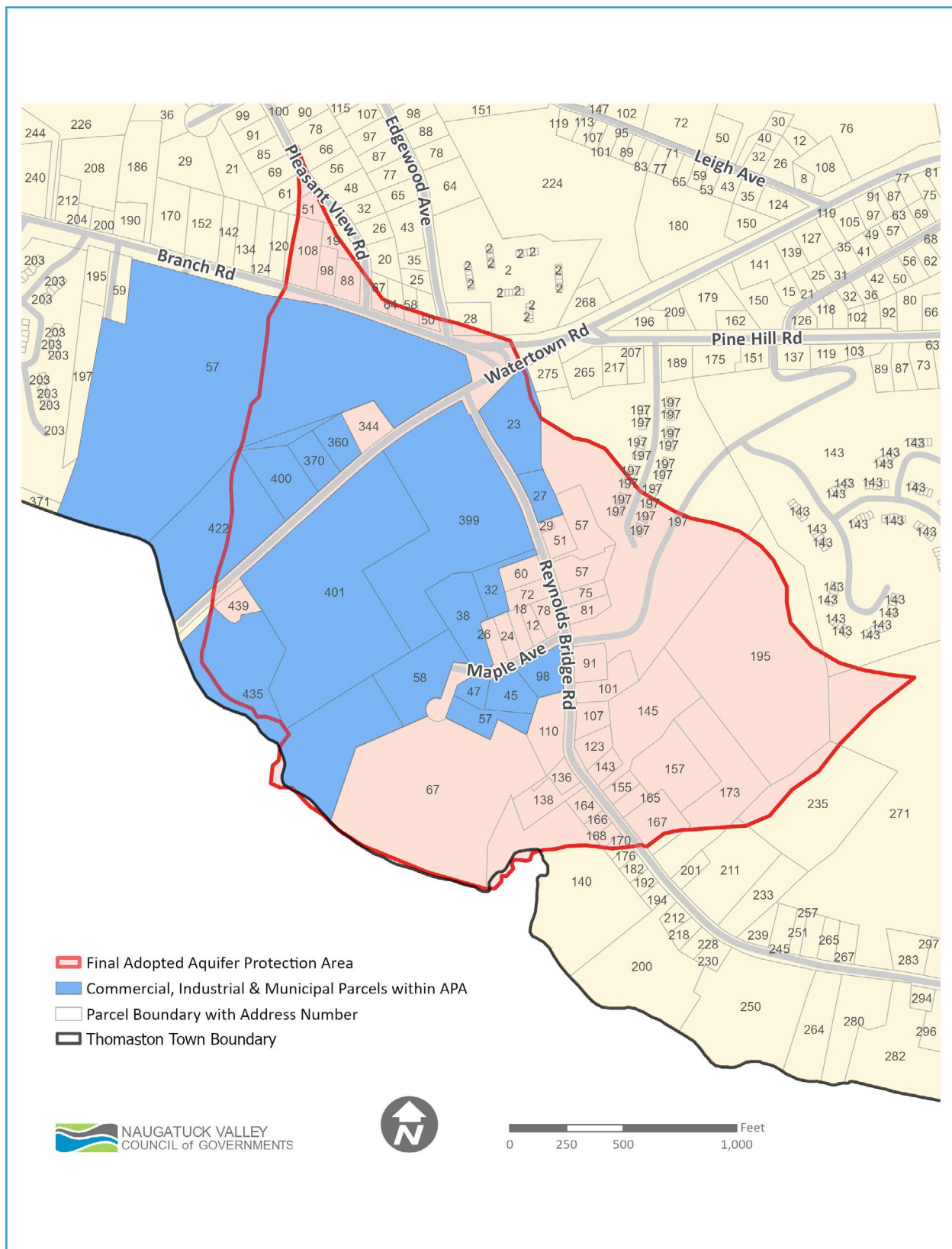
Thomaston Zoning Map



Generalized Land Use in Thomaston

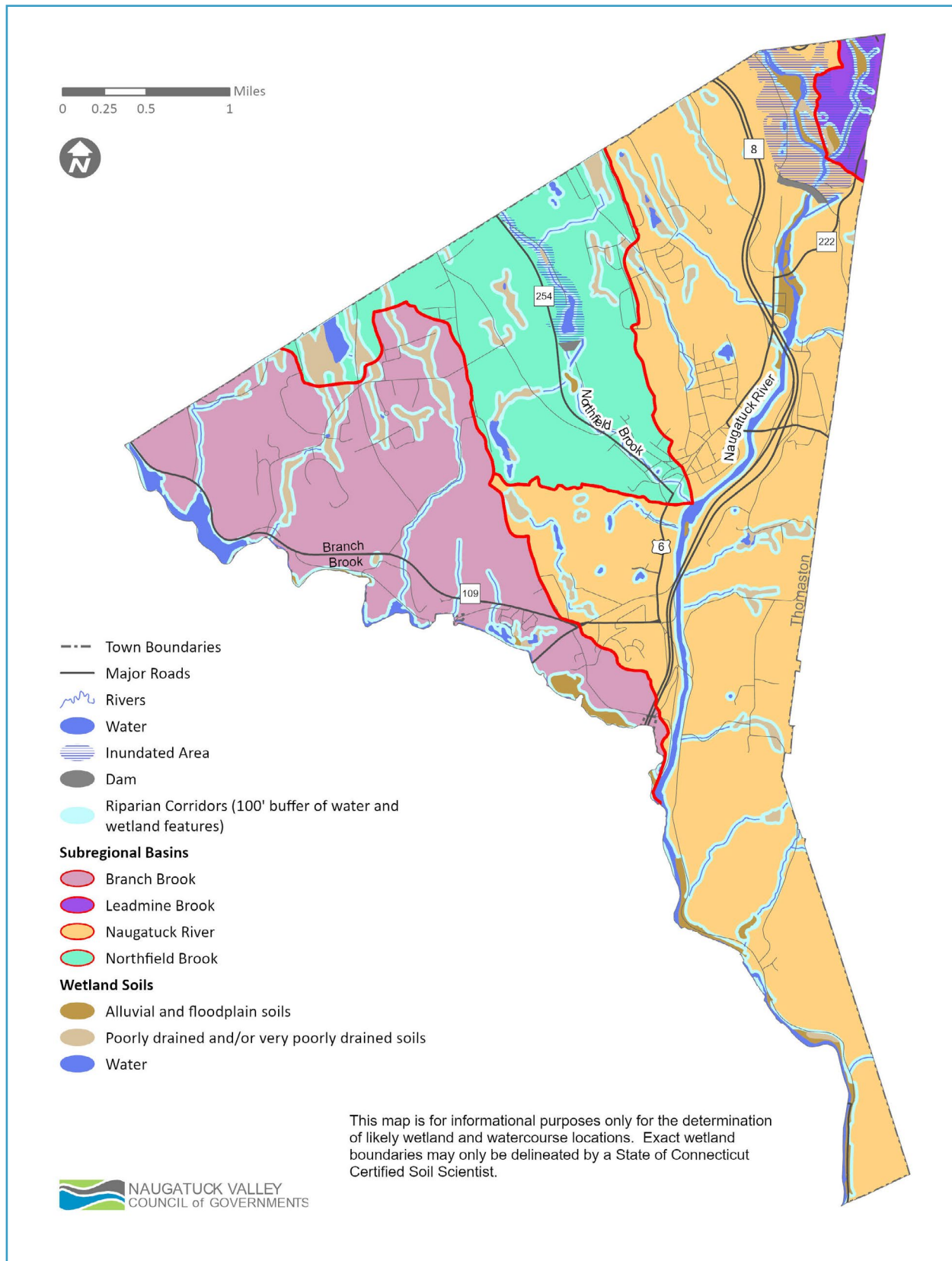


Thomaston Aquifer Protection Area

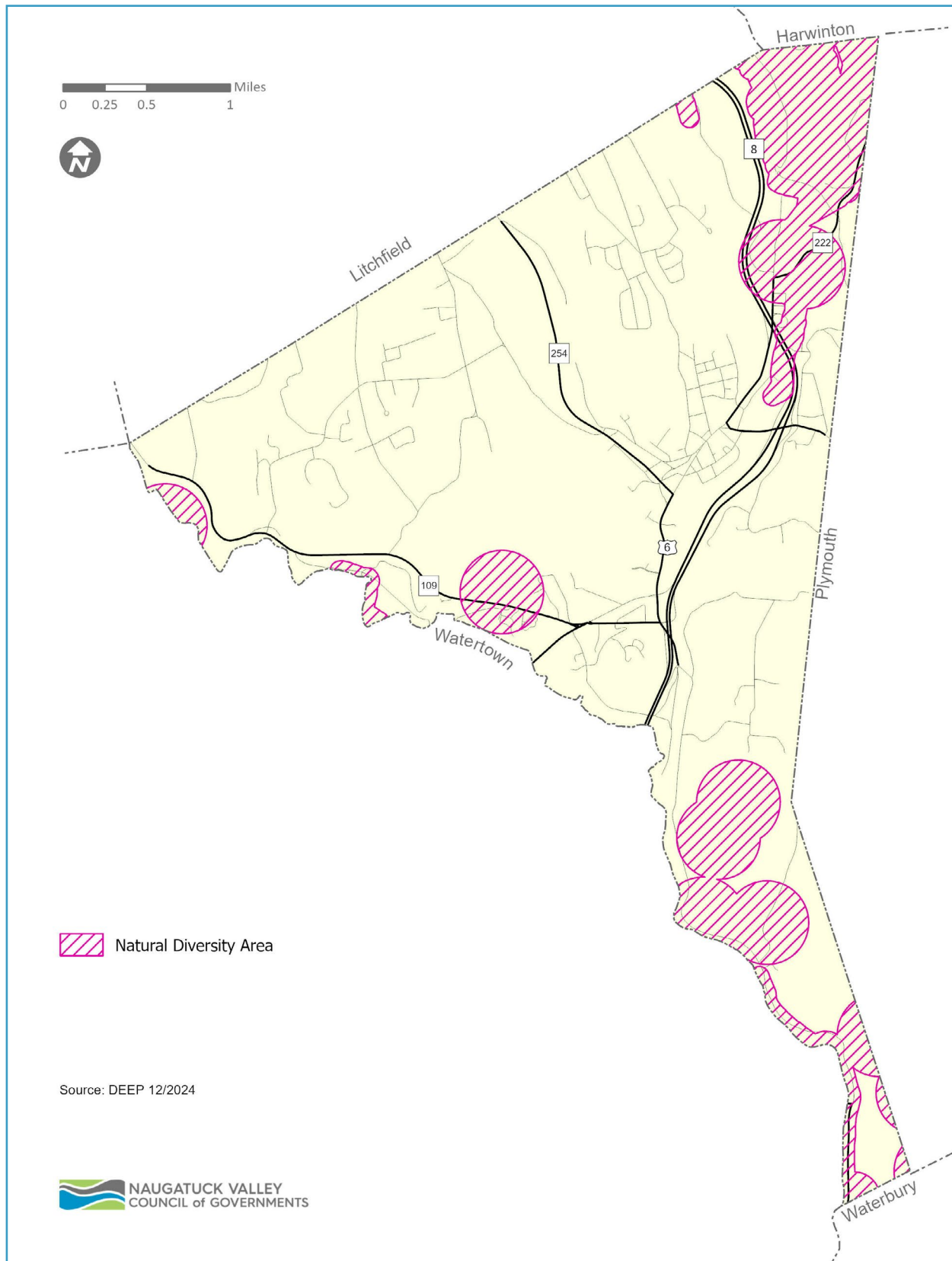


Environmental

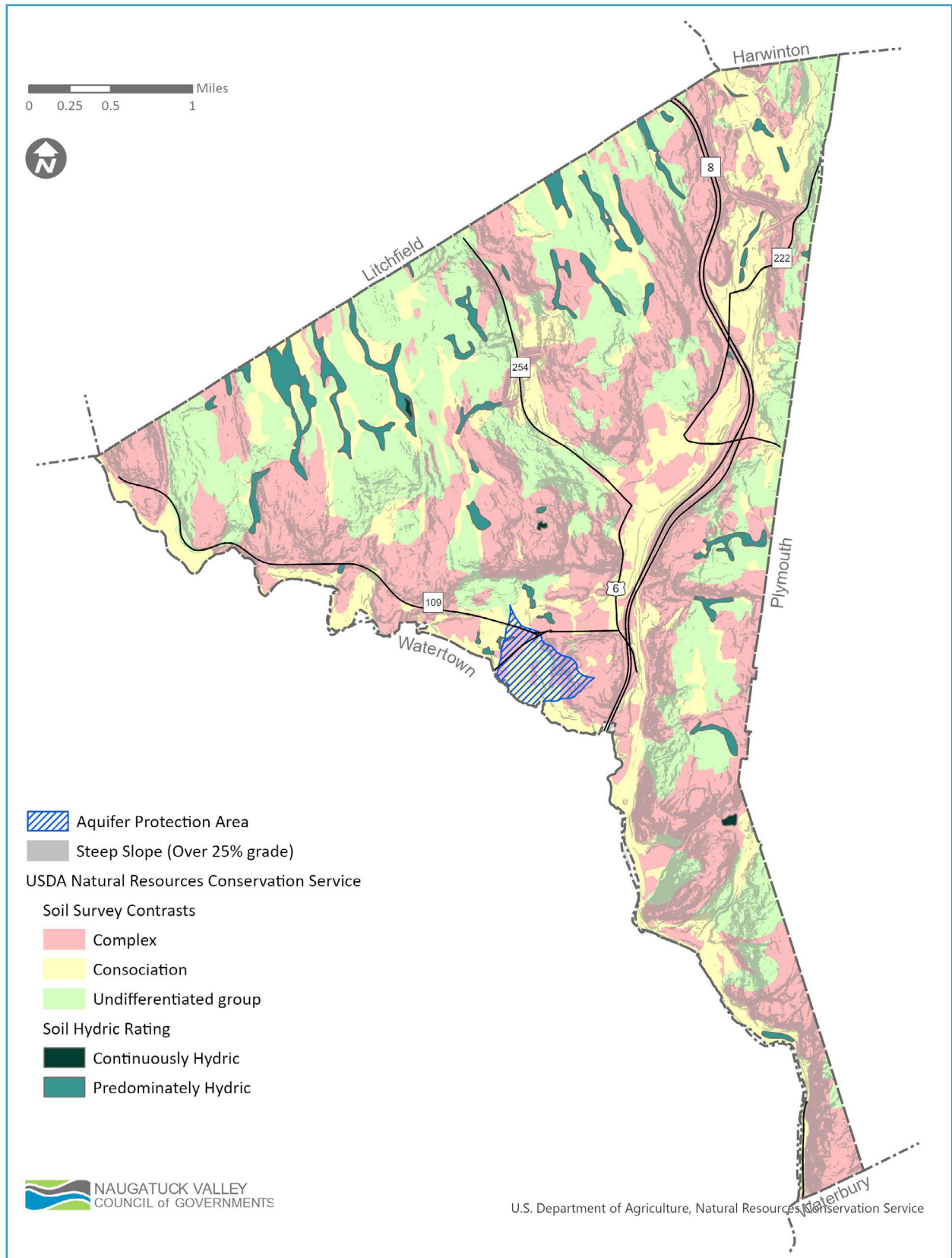
Wetlands and Regional Basins in Thomaston



Thomaston Natural Diversity Database Area

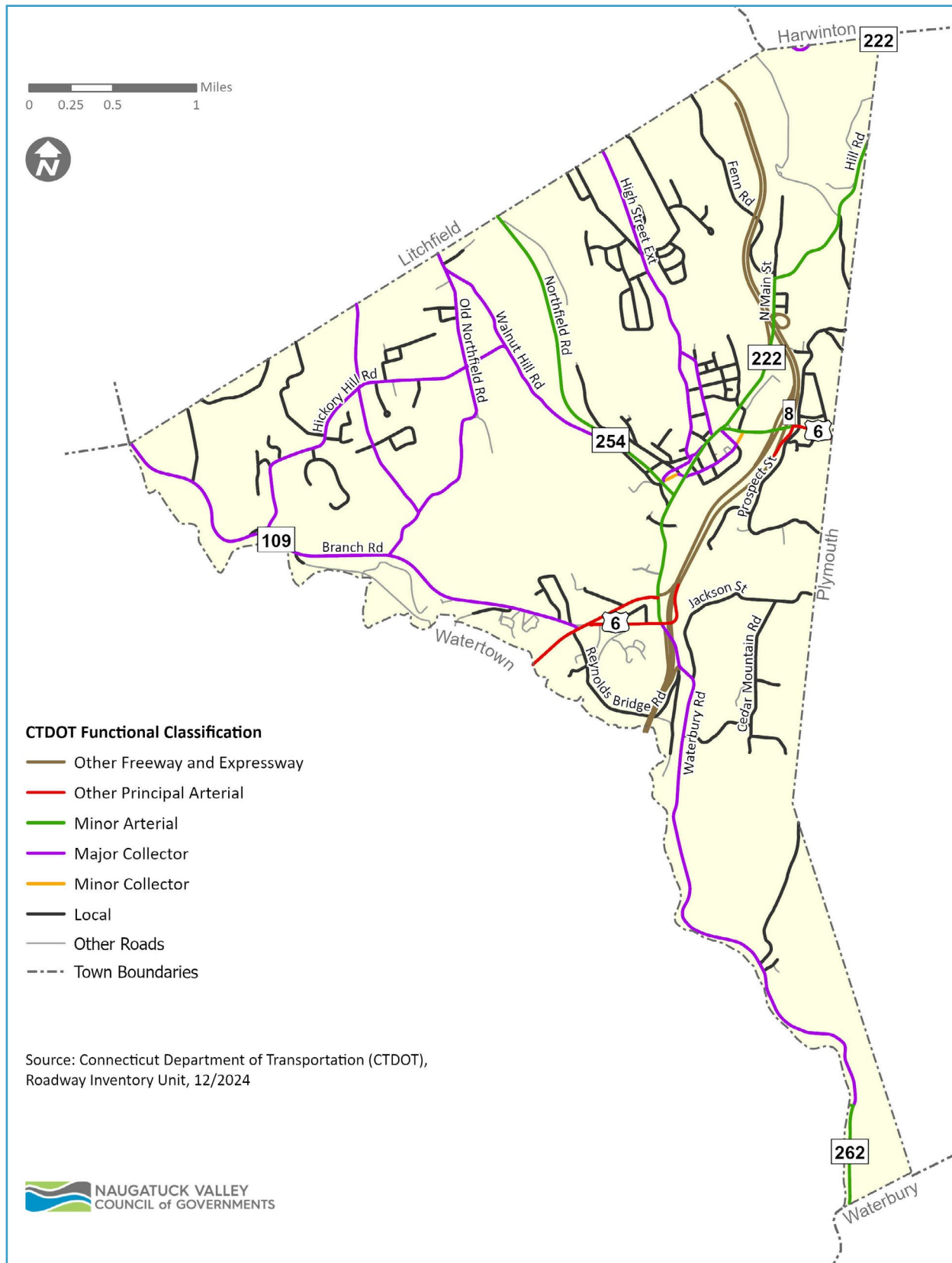


Developmental Constraints

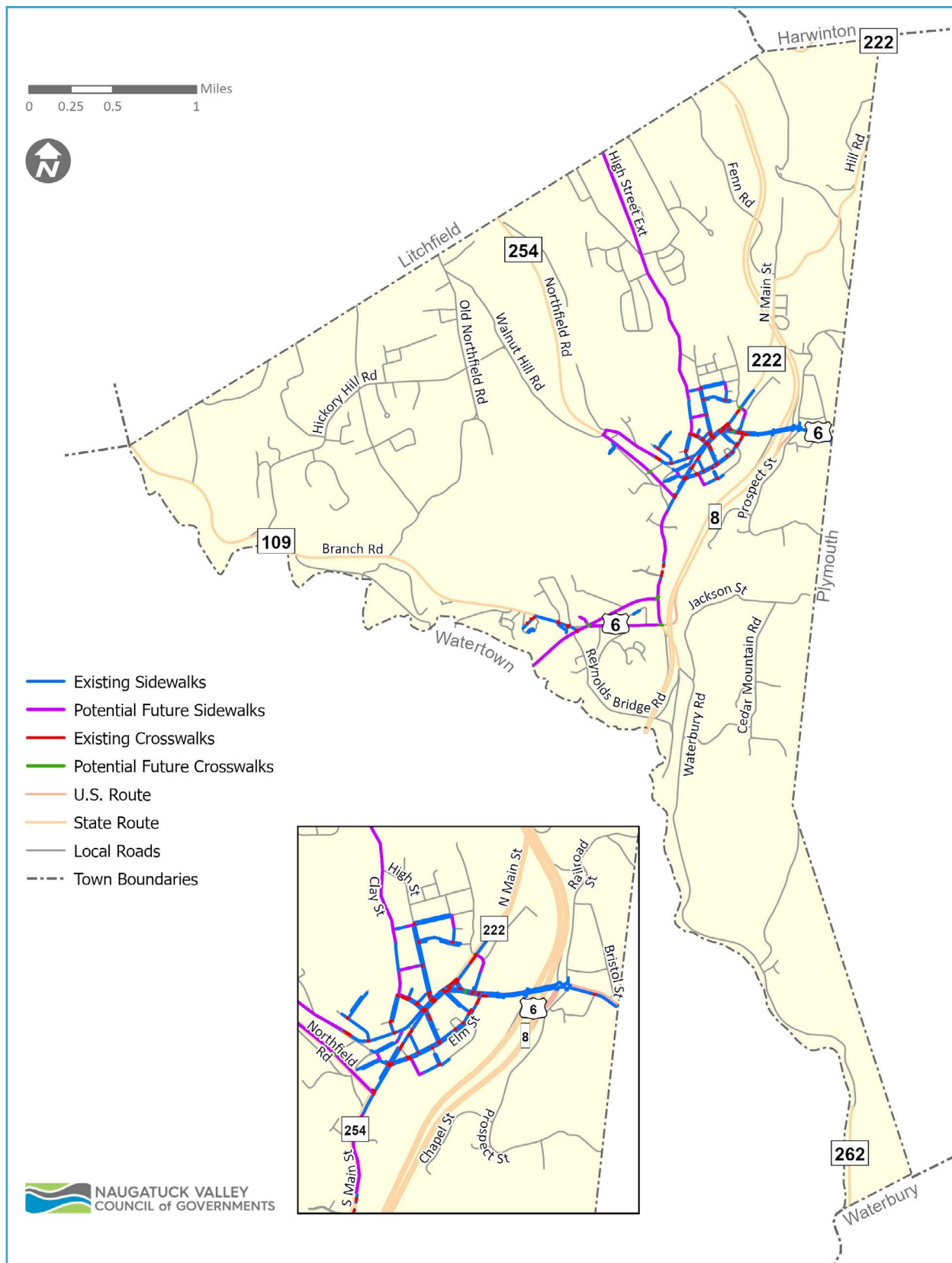


Transportation

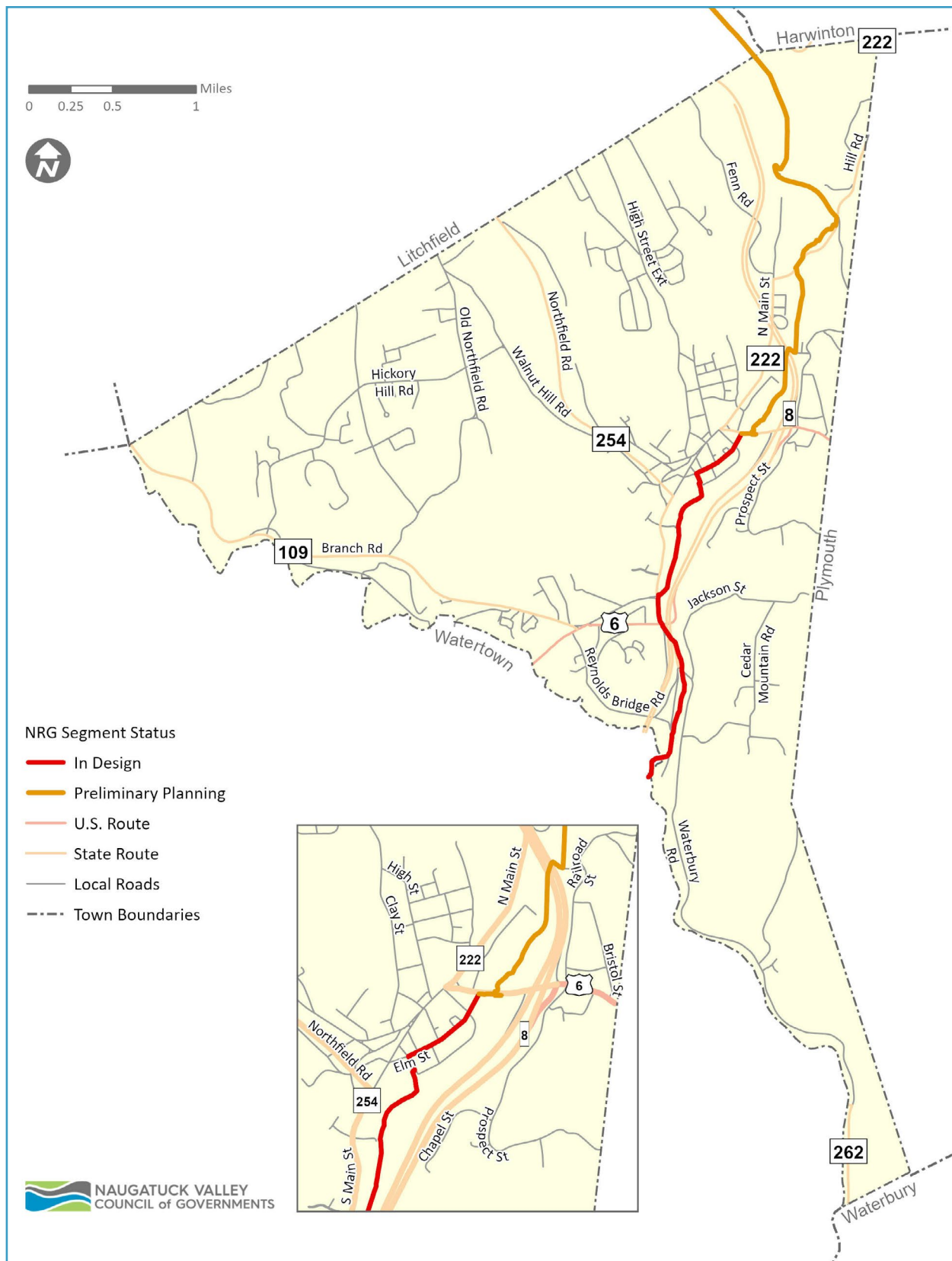
Functional Classification of Roads



Current Sidewalk Network and Desired Sidewalk Network



Map of Proposed Naugatuck River Greenway Trail



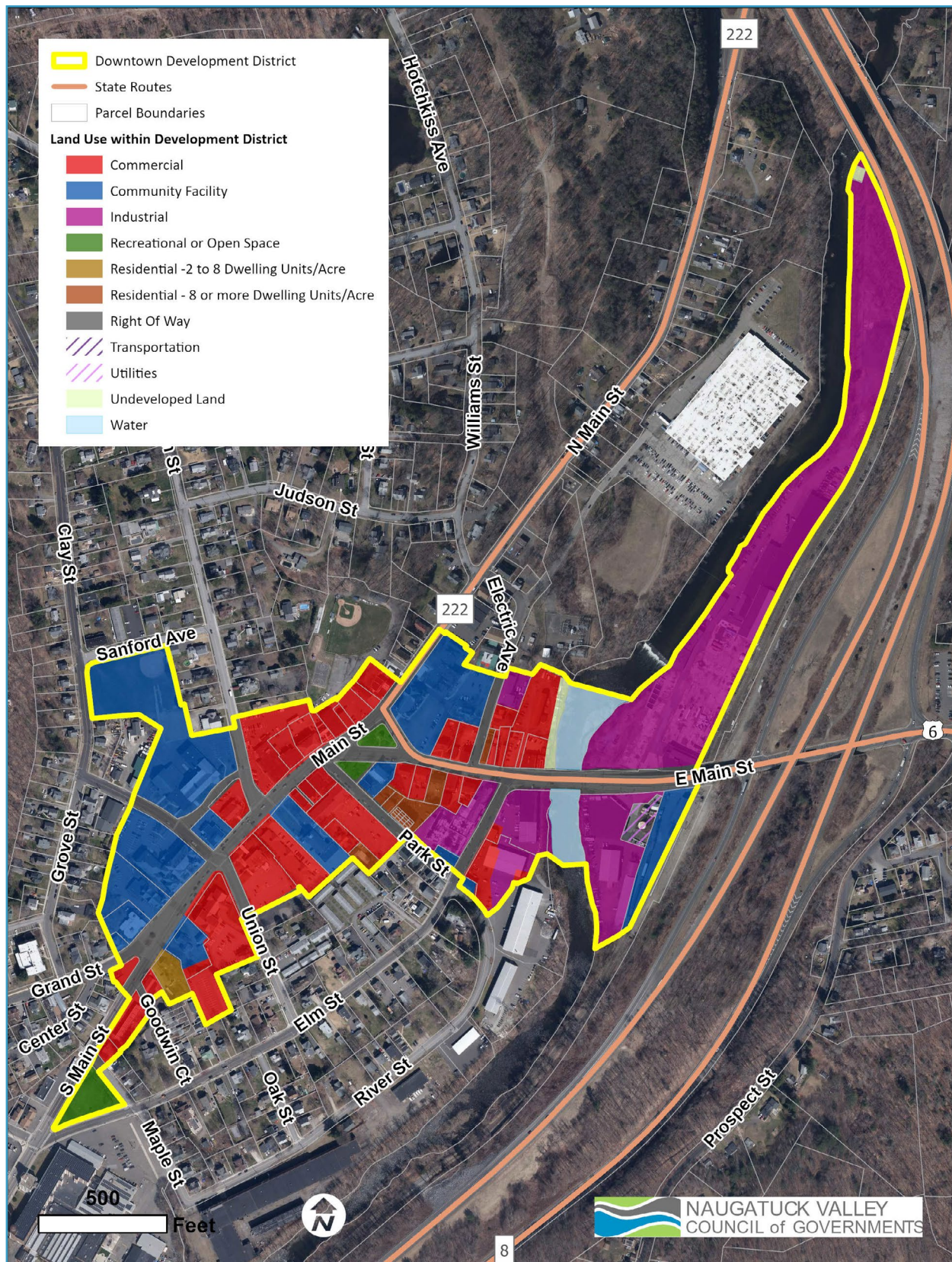
Households with No Vehicle Access³⁹

- **Out of Thomaston's 3,038 households:**
 - 166 households do not have access to a vehicle
 - 852 households have access to one vehicle
 - 1,342 households have access to two vehicles, and
 - 678 households have access to three or more vehicles.



III. Economic Trends

Downtown Development District



Employment and Employee Characteristics

- **Total Working Population⁴⁰**

There are 5,975 residents in Thomaston over the age of 16. Seventy-two (72) percent are in the labor force. This includes residents who are employed or unemployed.

Twenty-eight (28) percent are not in the labor force. The Census Bureau defines this population as “mainly students, housewives, retired workers, seasonal workers interviewed in an off season who were not looking for work, institutionalized people, and people only doing incidental unpaid family work.”⁴¹

Where People who Work in Thomaston Live (2021)⁴²

Where People who Work in Thomaston Live (2021)	
Waterbury	15.30%
Torrington	7.80%
Watertown	6.60%
Plymouth	5.80%
Bristol	4.40%
Litchfield	3.30%
Naugatuck	2.90%
Wolcott	2.50%
Harwinton	1.70%
Woodbury	1.60%
All Other Locations	31.20%

Where People Work who Live in Thomaston (2021)⁴³

Where People who Live in Thomaston Work (2021)	
Waterbury	10.90%
Watertown	6.30%
Torrington	4.30%
Hartford	4.30%
Bristol	4.00%
Plymouth	3.70%
Farmington	2.30%
Litchfield	2.20%
Danbury	1.70%
Manhattan	1.70%
All Other Locations	44.10%

Top Employers by Size (2021)⁴⁴

Employer	Total Number Employees
Albea Metal Americas Inc	499-250
Ward Leonard Electric Co Inc	249-100
Stewart EFI LLC	249-100
Whyco Finishing Tech LLC	249-100
Quality Rolling & Deburring Co	249-100
Thomaston High & Center Schools	249-100
Summit Corp of America	99-50
Town of Thomaston	99-50
Thomaston Savings Bank	99-50
Modern Mazda	99-50
Little Bears University - Black Rock	99-50
Metallion Inc	99-50
Adam's Hometown Markets	99-50
Coreslab Structures Inc	99-50

Changes in Industry Jobs (2021)⁴⁵

Industry Sector	Percent Change (2011 - 2021)
Utilities	-47.8%
Construction	76.5%
Manufacturing	-18.2%
Wholesale Trade	21.9%
Retail Trade	7.8%
Transportation and Warehousing	-11.5%
Information	-33.3%
Finance and Insurance	128.6%
Real Estate and Rental and Leasing	-12.5%
Professional, Scientific, and Technical Services	73.0%
Management of Companies and Enterprises	67.9%
Administration & Support, Waste Management and Remediation	83.3%
Educational Services	-94.7%
Health Care and Social Assistance	53.3%
Arts, Entertainment, and Recreation	100.0%
Accommodation and Food Services	34.7%
Other Services (excluding Public Administration)	34.9%
Public Administration	69.4%
Total Jobs	-0.8%

Travel Time to Work⁴⁶

The average travel time to work for residents of Thomaston was 26.5 minutes.

Travel Time to Work	Percent of Population
Less than 10 minutes	12.20%
10 to 14 minutes	11.80%
15 to 19 minutes	13.90%
20 to 24 minutes	13.20%
25 to 29 minutes	9.40%
30 to 34 minutes	14.30%
35 to 44 minutes	3.40%
45 to 59 minutes	15.80%
60 or more minutes	6.10%

Means of Transportation to Work⁴⁷

Means of Transportation to Work (2023)	Percent of Population
Car, truck, or van	88.90%
Drove alone	84.10%
Carpooled	4.80%
In 2-person carpool	4.20%
In 3-person carpool	0.60%
In 4-or-more person carpool	-
Workers per car, truck, or van	1.03
Public transportation (excluding taxicab)	0.50%
Walked	2.20%
Bicycle	-
Taxicab, motorcycle, or other means	0.40%
Worked from home	8.00%

ENDNOTES

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- 2 Tighe & Bond. “Plan of Conservation and Development Town of Thomaston, Connecticut.” Town of Thomaston, 2014, p. 10-5 https://municipal-documents.s3.amazonaws.com/uploads/thomaston-ct/pocd-steering-committee/resources/files/2350/2014_POCD_Final.pdf.
3. U.S. Department of Justice Civil Rights Division. Americans with Disabilities Act Title II Regulations. ADA, June 24, 2024. <https://www.ada.gov/law-and-regs/regulations/title-ii-2010-regulations/>.
4. Office of Legislative Research. “Accessibility Legal Requirements for Buildings.” Connecticut General Assembly, Nov. 1, 2023. <https://www.cga.ct.gov/2023/rpt/pdf/2023-R-0270.pdf>.
5. The Central Naugatuck Valley Metropolitan Planning Organization (CNVMPO) received the \$5.7 million grant under the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant program to advance the Naugatuck River Greenway (NRG) Trail. Thomaston is a member of the CNVMPO and will host part of the proposed NRG in Town. The grant will be used to fully design approx. 6.2 miles of the NRG, a portion of which is in Thomaston. NVCOG will be managing the award and continuation of the project.
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