TOWN OF PLYMOUTH **COMMUNITY INVESTMENT FUND AD HOC COMMITTEE**

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MINUTES
Regular Meeting
Mayor's Conference Room
July 20, 2026 – 6:00 p.m.

1. Call to Order/Attendance

The Chair called the meeting to order. A quorum was established with the Chairman Bill Hamzy, Member Roxanne Levesque, and Member Ron Mamrosh present. Member Kerry Bamrick arrived shortly after the meeting commenced. Staff Consultant Vance Taylor was also in attendance.

2. Pledge of Allegiance

Chairman Bill Hamzy led the Pledge of Allegiance.

3. Acceptance of Minutes – April 20, 2026

Motion was made by Roxanne Levesque and seconded by Ron Mamrosh to accept the minutes of the April 20, 2026 as submitted and passed unanimously.

4. Public Comment - None

5. Discuss and Take Action on Plymouth Transformational Plan

General Discussion / Updates / Action, if necessary

The Chair reported two significant developments. First, formal approval of the $1,700,000 grant was received, with all signed documents executed. The grant had originally been approved in September 2024. Second, a recent meeting with the Carrier development group yielded strong indication of their interest in serving as developer for the plan, with 8 South Main Street identified as the key parcel and the anticipated first phase of development.

The question of how to address the current ownership of 8 South Main Street was raised. The Chair noted that acquisition of the property—whether by the Town, Carrier, or a combination—would be necessary, and that all options, including blight proceedings, remain on the table. No definitive course of action was established at this time.

SLR Consultant Jason Williams and Patrick Quinn Architects representative Paolo Campos presented updated work on the Downtown Master Plan, covering the following areas:

Master Plan Massing and Architecture: The final master plan concept was presented, incorporating the strongest elements of two prior concepts. The plan envisions mixed-use development anchoring Main Street and South Main Street, with parking situated behind and below buildings. Key elements include approximately

223 residential units across six buildings, approximately 32,500 square feet of retail, café, and restaurant space, and approximately 4,700 square feet of live/workspace. The architectural approach emphasizes breaking up building massing to reflect the surrounding scale, particularly avoiding competition with the Eagle Lock building's prominence.

8 South Main Street: The proposed building steps down with the grade from Main Street to South Main Street, reaching three stories, with ground-floor commercial frontage along both streets and residential above. The design includes multiple street-level entrances and on-grade parking concealed within the building.

Agney Avenue Buildings: A new building on Agney Avenue was proposed to replace existing structures, featuring a corner parklet, an open-air pavilion, and live/work artist studio spaces at grade with residential above. Three additional residential buildings are proposed at the far end of Agney Avenue with shared amenity spaces, retail at grade, and views of the river and greenway trail.

Eagle Lock Building: Adaptive reuse concepts were presented, with ground-floor commercial and potential restaurant space, a new elevator shaft to meet code, and residential units on upper floors. A second-floor commercial or artist incubator option was also discussed as a variable for future developer negotiation. The Phase 1 environmental assessment has been updated, and a Phase 2 assessment is underway, including soil sampling. A hazardous building materials assessment will also be required prior to any permitting.

Parking: The committee discussed parking ratios, noting that Carrier had expressed a preference for two spaces per unit. A shared parking analysis is planned for the Agney Avenue buildings to account for the complementary demand profiles of retail and residential uses.

National/State Historic Register: The potential benefits of pursuing National or State Historic Register designation for Eagle Lock were discussed, primarily as an inducement for developers through historic tax credits. Concerns were noted regarding the added timeline burden for developers and the design constraints that accompany such designation. No action was taken.

Library and Lock Museum Landscape Improvements: SLR's Samantha Stewart presented two landscape concepts developed in coordination with the Plymouth Public Library and the Lock Museum. Concept A featured a lower-cost approach with DIY art elements, painted sidewalk treatments, columnar cherry trees, and passive green space on the adjacent vacant lot. Concept B presented a more ambitious vision with elevated lawn areas, brick retaining walls with integrated signage, additional gathering plazas, and a fully accessible, excavated event space on the vacant lot. The Library and Lock Museum are deliberating between the two concepts, and a hybrid approach is expected.

Façade Improvement Program: The SLR team presented renderings of proposed façade improvements along South Main Street, including removal of vinyl cladding, restoration of original brick masonry, new windows, updated lighting, and awnings. Estimated costs were noted at approximately \$50,000–\$100,000 per building. The Chair emphasized that implementing the façade program in advance of a final developer commitment from Carrier would strengthen the Town's position. Discussion followed regarding the structure of a matching grant program, with New Haven's long-standing façade grant program referenced as a model. Member Levesque indicated she is preparing a draft scope and application for the committee's review.

Zoning and Design Standards: The need for more specific design standards within the C-Village zoning district was discussed. Mr. Williams suggested that form-based code language could be incorporated as an amendment to existing zoning regulations to provide clearer guidance on appropriate materials, fenestration, and character—making administration and enforcement more straightforward.

CMDA/David Kors Coordination: The committee briefly discussed the ongoing role of CMDA and David Kors. Mr. Williams reported he meets with NVCOG monthly and keeps Mr. Kors informed. Potential avenues for infrastructure grant funding through CMDA were noted, particularly as utility capacity analysis for the master plan area is forthcoming.

6. Administrative Matters 1:03:20

The committee discussed scheduling a meeting with an outside party during the week of August 10th. The Chair indicated availability constraints on Monday through Wednesday of that week. Staff Consultant Taylor agreed to check availability for August 14th and coordinate accordingly.

7. Board Member Comments

Member Roxanne Levesque indicated she has been researching facade improvement programs in Connecticut and surrounding states and is preparing a draft scope and application framework for committee review. She raised the need to define a clear aesthetic brand or design standard for the district so that the program criteria communicate a cohesive vision to applicants. Williams offered to share examples of form-based code language and design standards that have been used in similar downtown programs, which could serve as the basis for an amendment to the existing C-Village zoning regulations, as the current regulations leave substantial room for interpretation. The committee discussed the importance of making grant requirements palatable to property owners — specific enough to ensure quality outcomes, but not so burdensome as to discourage participation. A matching grant structure, similar to New Haven's long-running facade program, was discussed as a likely model, with a hard cap on the municipal contribution to be determined based on available funding.

8. Adjournment

A motion was made by Member Roxanne Levesque and seconded by Ron Mamrosh and the motion passed unanimously.

Submitted by,

Pamela Pelletier, Recording Secretary