

Town of Plymouth
80 Main Street
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Economic Development Commission
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REGULAR MEETING
October 14, 2026
Meeting Minutes

1. Call to Order

Chairman Jordan Kuczenski called the meeting to order.

2. Roll Call

The Chairman noted that all members were present, and a quorum was established. Present: Chairman Jordan Kuczenski, Robert Green, Robbie Wilcox, Vance Taylor -EDC Consultant, Marguerite Laan- Director of Planning & Economic Development, and Pamela Pelletier -Recording Secretary. Excused: Jeff Scott and Matthew Gualtieri.

3. Fire Exit Notification

The Chairman provided the fire exit notification.

4. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Jordan Kuczenski.

5. Public Comment - There was no public comment.

6. Approval of minutes from July 8, 2026

Pamela Pelletier corrected the date of the minutes under consideration from June to July. Motion to approve the minutes of July 8, 2026 was made by Robbie Wilcox and seconded by Robert Green. The motion carried by all members present.

7. Old Business

a. Manufacturers' Networking Event at Casanova Distributors – November?

Consultant Vance Taylor said he was working to confirm a date with John Casanova of Casanova Distributors. The event would resemble an open house, as the first one did. The Chairman explained that Casanova's own open house would likely be held near the new year, once new equipment is installed. The Commission tentatively targeted Tuesday, November 10, after the election, and the final date was left to John.

b. EDC Ambassadors; Manufacturers' Directory – assistance from AdvanceCT, Assessor, Matt Gualtieri

Consultant Vance Taylor reported that he had a workable list of manufacturers. He will refine it with Matt, then divide it five ways so each commissioner has a group of companies to call or visit. This would give each company a one-on-one contact for expansion, financing, or town and state issues. Robbie Wilcox suggested a checklist of items to present on each visit, and Consultant Vance Taylor agreed.

PLYMOUTH, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
2026 OCT 15 PM 3:05
Stacy Kuczenski
TOWN CLERK

The Chairman reported he received a request from a local gymnastics' studio owner, identified as Erin Skate, for a letter of recommendation. She is applying for an approximately \$25,000 equipment grant and needs the letter by Friday. Commissioners agreed it fit the Commission's liaison role.

Motion that the Chairman write a letter of recommendation on behalf of the Commission, as described, was made by Robbie Wilcox and seconded by Robert Green. The motion carried unanimously.

c. "Made in Plymouth" – confirmed with Terryville Library; need products and company info

Consultant Vance Taylor reported that Gretchen, the librarian, supported a display of locally made products with short company descriptions. He will invite manufacturers to contribute when he invites them to the November event, and he asked a commissioner to help him and the librarian set up the exhibit. Commissioners offered ideas for contributions, including fasteners and powder-coated bottle openers.

d. Mayfair Signage – Sale/Lease; awaiting direction from Real Estate Committee (also see 8.e.)

Consultant Vance Taylor reported that Brian Grabowski, owner of the former Pavlok Dental facility, wants to buy the Mayfair property and combine it with his own. He would build a two-story building with a youth and family counseling center on the first floor and two apartments on the second. SLR has prepared preliminary concept plans. A combined site would also avoid a second curb cut on Route 6, which the state prefers. Because of this interest, he found no immediate need to reinstall the sale signage. He will send the SLR renderings to the Chairman.

e. P&Z approval, 7/23, on proposed text amendment for C-1 zone, Burr Road to Scott/Seymour Roads, to allow for self-storage facilities; no appeals received; Wetlands approval 9/2; Site Plan approval 9/24

Consultant Vance Taylor reported that the appeal period following the September 24 site plan approval had expired with no appeals. Developer Ryan Geddes is therefore ready to purchase the approximately 9-acre site from Jeff Scott, expected later this month, once his zoning permit is issued. Director Margus Laan explained that the July text amendment allows self-storage only in the C-1 segment of Route 6 between Scott/Seymour Road and Burr Road. The amendment is intended to give that corridor a more commercial-industrial, trades-oriented character. Consultant Vance Taylor noted that the Commission had recommended the amendment to Planning and Zoning.

f. CT Main Street – Annual Assessment conducted August 21 – meeting to review results – CIF & EDC?

Consultant Vance Taylor reported that Connecticut Main Street's Carl Rosa has results of the annual downtown assessment to present. He proposed a joint EDC and Community Investment Fund (CIF) meeting, with a presentation of about 30 minutes, possibly by Zoom. Mr. Rosa is unavailable for the CIF meeting on Monday, October 19. Commissioners agreed to raise scheduling at Monday's CIF meeting, with a special meeting or the November meeting as options.

8. New Business

a. Report of Economic Development Consultant – Vance Taylor

Consultant Vance Taylor summarized his written report:

- **Properties:** 400 South Main Street remains under contract. A solid-waste recycling company is conducting a Phase 2 environmental assessment. The former Lake Plymouth Inn is also under contract. An application for 100 South Riverside (Gedney site) was submitted September 9. At 122 Napco Drive, three offers were received and one was accepted, with a contract expected by year-end.
- **Business Park:** Lots 22 and 23 are for sale. Lot 1 was conveyed to Premier Industries on September 11 and to a food processing operation on September 15 for about \$1.3 million (roughly \$130,000 per acre) for just over 10 acres.
- **Utilities and housing:** Yankee Gas has issued a survey to gauge interest in extending gas service in the park. A tour of the Scott Road workforce housing development is being scheduled, and the water-pressure issue there is being resolved with booster pumps.
- **311 Main Street (former Dunkin'):** A Starbucks prospect was shown the site. The rent figures remain far apart, and the owner is absentee.
- **Rock Your Block Café:** Alex, the operator, is exploring acquisition of the former WASP building. A meeting with the Mayor is being scheduled. Director Laan suggested adaptive zoning and noted that parking would need to be addressed.
- **Partnership Summit (Norwich):** He found it useful and asked that a one-page summary of state programs be prepared for manufacturer visits.
- **Reach for the Stars Dance Academy:** A multi-year dispute over repayment of a \$75,000 jobs grant was resolved with the assistance of a BECD deputy commissioner. The company will not have to repay it.
- **Enterprise Zone:** Applications for two companies are in progress.

Discussion of 8 South Main Street, Consultant Vance Taylor said the owner is asking over \$1 million, against appraisals of about \$500,000–\$600,000. Commissioners expressed concern that a private sale could undermine CIF downtown plans. Ms. Pelletier reported that the owner is delinquent on taxes and is accruing blight fines of \$100 per day, with a zoning enforcement letter pending. Funding options discussed included the Connecticut Municipal Development Authority, whose timeline of early next year was considered too long, CIC Lending, and EDA funds. Commissioners agreed to follow up with Craig Stevenson and CIC Lending and to encourage CIF to consider securing control of the property. No formal motion was made.

b. Report of the Director of Planning & Economic Development – Margus Laan

Director Laan presented an application, to be heard by Planning and Zoning on October 22, to rezone 10 School Street (a 1.37-acre parcel with a 1930s industrial building) from Industrial 1 to Residential R-20. The applicant is Capital Investment Co, LLC (Greg Crow), represented by Mark Malley. Director Laan opposed the rezoning, citing the limited supply of industrial land, the risk of spot zoning, and the availability of other residential sites. He also said the state by-right conversion law applies only to retail and office buildings, not industrial ones, and that possible brownfield issues remain unexamined. He disputed the applicant's argument about the 13'3"

railroad bridge, noting that smaller businesses use box trucks. Consultant Vance Taylor agreed, saying older multi-story buildings in the region are in demand for light assembly, e-commerce, and incubator uses. Commissioners also raised neighborhood conditions, including reported asbestos storage and tax delinquency at a nearby property.

Commissioners were invited to attend the October 22 hearing and speak as individuals, and a special meeting was suggested as an option. No formal position was taken. Consultant Vance Taylor will speak with the applicant about alternative industrial uses and will contact Craig Stevenson and a contact named Lana. Director Laan noted that his position is now part-time, at 25 hours per week.

c. NVCOG – Economic Development Assistance including technical assistance and funding opportunities, particularly pertaining to OZ Gedney site & possible Route 6 business park – BAR Planning Grant application submitted to DECD by NVCOG on 9/9

Consultant Vance Taylor reported that the NVCOG application has been submitted. The Mayor is confident it will be approved, but state review continues.

d. 211 Main Street – Grayfield Revitalization Application submitted

Consultant Vance Taylor reported that Public Works Director Joe prepared and submitted an application for the Grayfield revitalization grant, with market data supplied by Consultant Vance Taylor. The program funds repurposing existing buildings, primarily, into residential use. He was unsure whether the property was the strongest candidate, and commissioners noted that the owner is reportedly absentee.

e. 142-150 Main Street – assemblage with 138 Main Street; SLR concept prepared

Director Laan stated that combining 142 Main Street with 138 Main Street is the critical piece. The small 150 Main Street parcel across the river is not essential and could remain town-owned open space. Ms. Pelletier reported that the owner of 156 Main Street met with the building official and is moving forward with interior plans.

f. Cleveland's Store – closed September 11

Consultant Vance Taylor reported that the owner, John Casanova, will use the building for storage for now. He plans to contract with a third party to operate a restaurant there, with no further details provided.

9. Comments from Commissioners

There were no comments from commissioners.

10. Adjournment

Motion to adjourn was made by Robert Green and seconded by Robbie Wilcox. The motion carried and the meeting was adjourned.

Submitted by,
Pamela Pelletier Recording Secretary