

TOWN OF PLYMOUTH
LAND USE DEPARTMENT
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PLYMOUTH, CT
TOWN CLERK'S OFFICE
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Shirley Karpis
TOWN CLERK

JULY 9, 2026
REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
START TIME: 7:00 PM
ASSEMBLY ROOM, MAIN LEVEL, TOWN HALL
80 Main Street, Terryville, Connecticut

START OF MEETING PROTOCOL:

- i. CALL TO ORDER. ii. FIRE EXITS iii. PLEDGE OF ALLEGIANCE & iv. ATTENDANCE.

PUBLIC HEARING:

1. Continued from June 25, 2026: Special Permit / Site Plan Proposal for the construction of 5 Dwelling Unit Multi-Family Building, with associated site improvements, at 30 South Street / Assessor Parcel Number 043-061-031-1 per Section 6.D. Garden Apartments or Condominiums of the Zoning Regulations; applicant / property owner: Greenline Home Builders LLC; engineer: Alfred Benesch & Company.
2. Continued from June 25, 2026: Application of property owner Joseph M. Zappone for 2 Lot Subdivision of Property known as 410 South Street / identified as Assessor Parcel Number 073-061-011A on Assessor Maps & acreage part of Assessor Parcel Number 073-061-011B, in the R-40 District; engineer: Robert Green Associates, LLC.
3. Continued from June 25, 2026: Application of property owners Jean Zalaski & Raymond Zalaski Jr. for 2 Lot Subdivision, titled "Zalaski Meadow", of Property known as 140 East Plymouth Road / Assessor Parcel Number 024-019-007B in the R-40 District; engineer: Robert Green Associates, LLC.
4. Application of Ashley DeBarros, property owner, for Special Permit under Section 6.K. of Zoning Regulations, "Keeping of Livestock as Home Agricultural Use on less than 5 Acres", at property located at 148 Schroback Road / Assessor Parcel Number 019-016-007-3.

REGULAR MEETING: PUBLIC COMMENT; MEETING MINUTES, RETURNING BUSINESS; ANNOUNCEMENTS; DISCUSSION DELIBERATION & DECISION ON PUBLIC HEARING & OTHER APPLICATIONS; EXECUTIVE SESSION; COMMISSION & STAFF DISCUSSION

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5. Public Comment for Non-Agenda Topics: Requested time limit of 3 minutes. Note: Comments on Agenda listed items need to be made during item's agenda slot for inclusion in item's record.
6. Review, deliberate and motion & vote to approve, to amend or to reject the minutes of Regular Meeting of June 25, 2026.
7. Announcement & Public Discussion: Approval by Connecticut Siting Council of Application of Terryville Solar One, LLC d/b/a Verogy, for Large Scale Ground Mounted Solar Electric System at 270 Preston Road / Assessor Parcel Number 021-012-013E-1.
8. Continued & Opened on May 14, 2026: 10 Agney Avenue / Assessor Parcel Number 049-077- 007; Modification to Site Plan –Change in Dwelling Units at Multi-Family Complex; Property Owner: Garden Estates LLC, Representative: Jacob Kolko; no discussion took place May 28, 2026, June 11, 2026 & June 25, 2026.
9. Special Permit / Site Plan Proposal for the construction of 5 Dwelling Unit Multi-Family Building, with associated site improvements, at 30 South Street / Assessor Parcel Number 043-061-031-1 per Section 6.D. Garden Apartments or Condominiums of the Zoning Regulations; applicant / property owner: Greenline Home Builders LLC; engineer: Alfred Benesch & Company.
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11. Application of property owners Jean Zalaski & Raymond Zalaski Jr. for 2 Lot Subdivision, titled "Zalaski Meadow", of Property known as 140 East Plymouth Road / Assessor Parcel Number 024-019-007B in the R-40 District; engineer: Robert Green Associates, LLC.
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13. 10 Agney Avenue / Assessor Parcel Number 049-077- 007; Modification to Site Plan – Change in Dwelling Units at Multi-Family Complex; Property Owner: Garden Estates LLC, Representative: Jacob Kolko; no discussion took place May 28, 2026, June 11, 2026 & June 25, 2026..
14. Large Scale Solar Moratorium – 130 Days to Go!

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15. Executive Session: Land Use Department Staffing
16. Commission Discussion, Staff Discussion & Other Items before the Commission
17. Other items, as may properly come before the Planning & Zoning Commission.

ADJOURNMENT.

George Castle, Chairman