

Town of Plymouth
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Planning and Zoning Commission

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Minutes

July 9, 2026

Call to Order: Planning and Zoning Commission Chairman George Castle called the July 9, 2026, Planning and Zoning Commission Regular meeting to order at 7:00 p.m., in the Assembly Room, Plymouth Town Hall.

Roll Call: Present were Planning and Zoning Commission Chairman/Member George Castle, Planning and Zoning Commission Member Gary Gallagher, Planning and Zoning Commissioner Michael Gutowski, Planning and Zoning Commission Alternate Voting Member Connie Kapralos, Zoning Commission Member Jim Klaneski and Planning and Zoning Commissioner Sue Murawski. Also in attendance were Director of Planning and Economic Development Margus Laan, Town Councilwoman Sue Boilard, and Town Council Liaison Ron Tiscia.

Fire Exit Notification

George Castle noted the Fire Exits for the Planning and Zoning Commissioners and the Public Audience.

Pledge of Allegiance

George Castle led the Planning and Zoning Commissioners and the Public Audience in the Pledge of Allegiance.

Sue Murawski made a motion, seconded by Mike Gutowski, to add the Application of Paul Osipowicz, Property Owner, for Special Permit for Home Occupation per Section 4.B., Table of General Use Regulations, of Zoning Regulations, for property at 90 Harwinton Avenue/Assessor Parcel Number 029-035-006, to the July 9, 2026, Planning and Zoning Agenda. This motion was approved unanimously.

Public Hearing-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

Margus Laan stated he had spoken to the Applicant and informed him that he was not prepared to provide additional information at this evening's meeting and further, that he had requested it be continued to the July 23, 2026, Planning and Zoning Regular meeting. Margus Laan stated the Applicant was in agreement and will be present for the July 23, 2026, Planning and Zoning Commission meeting.

Planning and Zoning Commission Regular Meeting
July 9, 2026
Page Two of Eleven Pages

Public Hearing Special Permit/Site Plan Proposal 30 South Street Cont'd.

Mike Gutowski made a motion, seconded by Sue Murawski, to table the 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. This motion was approved unanimously.

Public Hearing-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

Margus Laan stated he had received the sign-off from the Public Works Department, noting he had forwarded it to the Planning and Zoning Commissioners.

Jim Klaneski made a motion, seconded by Michael Gutowski, to close the Public Hearing for the 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. This motion was approved unanimously.

Public Hearing-Continued from June 25, 2026: Application of property owners Jean Zalaski and 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

Margus Laan stated they had received the sign-off from the Public Works Department, and they also received approval from the Inland-Wetlands Conservation Commission at their July 8, 2026, meeting. He further stated the Inland-Wetlands Conservation Commission had stated the wetlands did not fall within the 100 feet requirement.

Sue Murawski made a motion, seconded by Jim Klaneski, to close the Public Hearing for the Application of property owners Jean Zalaski and 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. This motion was approved unanimously.

**Planning and Zoning Commission Regular Meeting
July 9, 2026
Page Three of Eleven Pages**

Public Hearing-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

Ashley DeBarros stated she was seeking approval for her Application for four hens for personal use household use, intended to provide fresh eggs for her family and that she is committed to maintaining the four hens’ responsibly, noting that they don’t create nuisance to her neighbors. Ashley DeBarros described her plans for the hens’ bedding, waste removal and disposal, odor control, and handling of pest control.

When questioned by Jim Klaneski, Ashley DeBrros stated the location of the hens would be in the rear of the property, noting it was a long private driveway road; a brief discussion followed.

Ashley DeBarros stated her neighbors are fine with her Application.

When questioned by George Castle, Ashley DeBarros stated she would only have hens, no roosters.

When questioned by Jim Klaneski, Ashley DeBarros stated she would have a coop and an outside run for the hens.

When questioned by Margus Laan, Ashley DeBarros stated the coop and run was already constructed and the Commission Members could come inspect it if they wanted to view it.

When questioned by Gary Gallagher, Ashley DeBarros stated her property was not close to the property that has peacocks, noting they were located approximately a quarter to half a mile down from her property.

Michael Gutowski made a motion, seconded by Jim Klaneski, to close the Public Hearing for the 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.

Discussion: Margus Laan stated the Application reads 1.01 acres, the deed reads 9.89 acres, and the Assessor Parcel reads 9.99 acres, noting he just wanted to make the Commissioners aware of the acreage numbers.

George Castle stated the Commission needs to discuss the acreage numbers for the future.

Margus Laan stated in the R40 Zone, if the minimum lot size is 9.2 acreas/40,000 square feet then it should also apply to keeping hens; a brief discussion followed.

Planning and Zoning Commission Regular Meeting
July 9, 2026
Page Four of Eleven Pages

Public Hearing-Application of Ashley DeBarros, 148 Schroback Road Cont'd.

Margus Laan read the recommendations from the Torrington Area Health District regarding the Application for the hens at 148 Schroback Road, noting they were included in the Commissioner's packets.

Vote: This motion was approved unanimously.

Public Hearing Application of Paul Osipowicz, Property Owner, for Special Permit for Home Occupation per Section 4.B., Table of General Use Regulations, of Zoning Regulations, for property at 90 Harwinton Avenue/Assessor Parcel Number 029-035-006

Paul Osipowicz stated he was a guitar repair tech who wanted to open a small repair business out of a small 13 foot x 20 foot shed on his property, noting the closest guitar repair shop was in Torrington and briefly elaborated on his 25 year history of working on guitars. Paul Osipowicz stated his neighbors were in favor of his proposal and had given their blessing for the operation. Paul Osipowicz stated his shop will be very quiet with no ban saws, etc. Paul Osipowicz stated he applied for the permit because he wants to do the right thing and briefly elaborated. Paul Osipowicz stated

When questioned by George Castle, Margus Laan stated he sees no problems with the Applicant's request, noting it will require a Special Permit approval from the Commission for a Home Occupation.

When questioned by Sue Murawski, Paul Osipowicz stated that he will have regular business hours, noting that nothing is set in stone as yet. He further stated he will post the hours on the shed and briefly elaborated.

Margus Laan stated this is an existing shed, set in the rear of the property with a driveway. Margus Laan stated there are two other businesses to the immediate south of Paul Osipowicz's property. Margus Laan stated Paul Osipowicz's neighbor at 92 Harwinton Avenue had sent a Letter of Support for the business, noting he had emailed a copy to the Commissioners.

When questioned by Jim Klaneski, Paul Osipowicz stated he has spoken to his insurance company already regarding his proposed home business.

Jim Klaneski made a motion, seconded by Sue Murawski, to close the Public Hearing for the Application of Paul Osipowicz, Property Owner, for Special Permit for Home Occupation per Section 4.B., Table of General Use Regulations, of Zoning Regulations, for property at 90 Harwinton Avenue/Assessor Parcel Number 029-035-006. This motion was approved unanimously.

Planning and Zoning Commission Regular Meeting

July 9, 2026

Page Five of Eleven Pages

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

No report.

Review, deliberate and motion & vote to approve, to amend or to reject the minutes of Regular Meeting of June 25, 2026

Sue Murawski made a motion, seconded by Michael Gutowski, to accept and approve the Planning and Zoning Commissions June 25, 2026, Minutes as presented. This motion was approved unanimously.

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

Jacob Kolko stated that he wanted to address the issues that were brought up at the last meeting he attended. Jacob Kolko stated the issues that were brought up by the Fire Marshal had done his inspection and the Fire Marshal was happy with them. Jacob Kolko stated a pest problem had been brought up and that problem has been solved, noting they are under contract with a local company. Jacob Kolko stated questions had been brought up regarding the dumpster and noted that the issue of not having enough square footage picked up was solved and that fencing has been placed around the dumpster, as well. Jacob Kolko stated questions had come up regarding the Condo status, noting it used to be a condo and switched to a Complex Garden Estate status. He further stated that his Attorney had reached out to the Town Assessor and had filed the correct paperwork of the condo and also the two units as to where they came from.

Margus Laan stated this is a condominium where all the owners of the units are the same person or entity. Margus Laan stated that it is listed in the Assessor's Office as each individual unit and each unit has the same owner and the owner rents out the units, so it's a rental building under condominium ownership. Margus Laan stated the property may create a higher value in terms of the way the property is taxed for additional units and the division of two units. He further stated the Assessor has to readjust everything to a greater number of units to divide the value of the property. Margus Laan stated the Commission hasn't discussed this property for over a month and a half and recommended an extension be granted and a decision be made at the July 23rd Planning and Zoning Commission meeting. He further stated this will provide the Commissioners with time to review what the Fire Marshal had said and then the Commission can move forward with it.

Jacob Kolko stated the Fire Marshal had visited his property because he was checking the Temporary Fire Code (TFC), the fire/smoke detectors and the building in general.

**Planning and Zoning Commission Regular Meeting
July 9, 2026
Page Six of Eleven Pages**

Modification to Site Plan, Jacob Kolko, 10 Agney Avenue Cont'd.

Jacob Kolko stated while they were walking, he had shown the Fire Marshal the units they would be splitting.

George Castle stated that he was in agreement with Margus Laan that the Commission requires documentation in writing from the Fire Marshal's Office.

When questioned by Jacob Kolko, Margus Laan stated he should get the documentation from the Fire Marshal's Office and then bring the paperwork to the Land Use Office.

When questioned by Connie Kapralos regarding the second egress, Margus Laan stated that is one of the items the Fire Marshal's Office needs to give to Jacob Kolko. Margus Laan stated that anything the Building Inspector has to say about the document should also be included in writing.

When questioned by Gary Gallagher, Margus Laan stated that legally speaking it is a condominium complex; a condominium where all the units happen to have the same owner, noting it doesn't mean it's not a condominium, and briefly elaborated.

Jim Klaneski made a motion, seconded by Sue Murawski, to extend and continue the time period for action for 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. This motion was approved unanimously.

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

No report (Previously Tabled-See Page Two)

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

When questioned by Sue Murawski, Margus Laan stated the Planning and Zoning Commission had been waiting for the sign-off by the Public Works Department, which had been received, noting the Inland-Wetlands Commission and the Torrington Area Health Department had also given their approvals.

**Planning and Zoning Commission Regular Meeting
July 9, 2026
Page Seven of Eleven Pages**

Application Joseph M. Zappone, 2 Lot Subdivision, 410 South Street Cont'd.

Sue Murawski made a motion, seconded by Jim Klaneski, to approve the 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. This motion was approved unanimously.

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

Michael Gutowski made a motion, seconded by Sue Murawski, to approve the 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. This motion was approved unanimously.

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 Schrobach Road/Assessor Parcel Number 019-016-007-3

Sue Murawski made a motion, seconded by Michael Gutowski, to approve the 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 Schrobach Road/Assessor Parcel Number 019-016-007-3. This motion was approved unanimously.

George Castle stated he wanted to discuss the borderline square footage requirements.

Margus Laan stated the square footage would be for 43,560 square feet would be changed to 40,000 square feet, noting there would have to be an amendment to the Zoning Regulations.

Margus Laan stated the Planning and Zoning Commission may also want to reconsider the bird count, noting there is a table on how many bird units a Resident can have, which varies on the bird variety and briefly elaborated.

George Castle stated the Torrington Area Health Districts comments also need to be addressed.

Margus Laan stated that Torrington Area Health Department has its own standards. Margus Laan stated that the minimum system is two bedrooms.

**Planning and Zoning Commission Regular Meeting
July 9, 2026
Page Eight of Eleven Pages**

Zoning Regulations Discussion Cont'd

Margus Laan stated as the bedroom count is increased, the septic system gets larger. He further stated that generally speaking the smaller the lot the less feasible the septic is. Margus Laan stated that the Lake Plymouth and Fall Mountain Lake areas are on sewers; a brief discussion followed.

Michael Gutowski made a motion, seconded by Sue Murawski, to consider amending the Zoning Regulations for changing the acreage at a lower, different rate in the near future. This motion was approved unanimously.

Application of Paul Osipowicz, Property Owner, for Special Permit for Home Occupation per Section 4.B., Table of General Use Regulations, of Zoning Regulations, for property at 90 Harwinton Avenue/Assessor Parcel Number 029-035-006

Paul Osipowicz stated in addition to his guitar repair business, he would be selling small accessory items, i.e., guitar strings, guitar picks (no heavy equipment).

Jim Klaneski made a motion, seconded by Sue Murawski, to approve the Application of Paul Osipowicz, Property Owner, for Special Permit for Home Occupation per Section 4.B., Table of General Use Regulations, of Zoning Regulations, for property at 90 Harwinton Avenue/Assessor Parcel Number 029-035-006. This motion was approved unanimously.

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 and June 25, 2026

No report (Previously Continued to the July 23, 2026, Planning and Zoning Meeting-See Page Six)

Large Scale Solar Moratorium – 130 Days to Go!

Margus Laan stated that he had not done any further work on this agenda item.

Margus Laan stated the Connecticut Siting Council approved the Solar Farm on 270 Preston Road, noting that he had emailed a copy of the decision to the Planning and Zoning Commissioners earlier today.

When questioned by Sue Murawski, Margus Laan stated he had sent an email to the Mayor Sekorski, the Mayor's Assistant Kevin Hayes, and Town Attorney William Hamzy questioning if the Town would be appealing the decision and/or any options. Margus Laan stated he was waiting to hear back.

Planning and Zoning Commission Regular Meeting
July 9, 2026
Page Nine of Eleven Pages

Large Scale Solar Moratorium – 130 Days to Go! Cont’d.

Connie Kapralos stated that she was aware of a USDA organization that has been formed by the government to fight the solar companies from taking over farmland, noting it was international and headed by John Rich. Connie Kapralos stated that she had composed a letter but had not sent it out as yet. Connie Kapralos stated the information she had found was specifically aimed at the state of New York destroying a lot of farmlands. Connie Kapralos stated this organization was created by the government to oversee the takeover of farmlands, noting she has the website address for anyone interested, noting something has to be done and stated the Town needed to get hold of John Rich because there might be a loophole. Connie Kapralos i stated the CT Siting Council had stated that there would be no drainage problems associated with the approved solar farm, noting their statement was absolutely incorrect.

Town Resident, John Pare, South Street, Plymouth, stated Alexandra Fasulo, New York Resident, was fighting against a Canadian solar project, noting it could be found on the web. He further stated that Alexandra Fasulo found that solar panels leach heavy metals into soils and has found a way to prove it

Sue Murawski questioned taking a vote for the Town to appeal the CT Siting Council’s decision.

Connie Kapralos stated that she was unsure if there is an appeal process and believes this is why the USDA is getting involved, noting that a loophole might take care of it.

At the request of George Castle, Connie Kapralos stated she will work with Margus Laan on this issue and share the information she had gathered from the website.

George Castle requested that Margus Laan share the information and resources that Connie Kapralos had found with the Mayor and the Town Attorney.

Margus Laan stated Steven Trinkaus, PE, Principal Engineer, Trinkaus Engineering, LLC, had discussed the setup of the solar panels. He further stated that Steven Trinkaus had stated the panels have an imperious surface, they change the drainage function on the site, that the site has steep slopes and that when the water comes down it does not come down equally, it comes at a much greater rush. Margus Laan stated that Steven Trinkaus had also stated the greater rush of water causes problems because of the concentration of the water and then it is compounded by the slopes. Margus Laan stated that former Public Works Director Carl Johnson told him that there are already problems with the subdivision and the drainage.

Connie Kapralos stated everyone in this area has well water, so they have to be very careful with pollutants leaching. Connie Kapralos stated the Town of East Windsor is still fighting its solar issue and getting nowhere.

Planning and Zoning Commission Regular Meeting
July 9, 2026
Page Ten of Eleven Pages

Executive Session: Land Use Department Staffing

Jim Klaneski made a motion, seconded by Michael Gutowski, to move into Executive Session at 7:59 p.m., to discuss the Land Use Department Staffing, and to invite Margus Laan and Town Council Liaison Ron Tiscia into the Executive Session. This motion was approved unanimously.

Present for the Executive Session were George Castle, Gary Gallagher, Michael Gutowski, Connie Kapralos, Jim Klaneski, Margus Laan, Sue Murawski and Ron Tiscia.

George Castle called the Planning and Zoning Commission meeting back into Regular Session at 8:35 p.m.

Action, as may be necessary, from Executive Session

George Castle made a motion, seconded by Michael Gutowski, to appoint Ron Tiscia as the Planning and Zoning Commission's spokesperson, noting the Commission has concerns regarding the reduction in hours, as well as not consulting and including the Commission in the hiring process for the new position of Land Use Compliance and Code Enforcement Official, as previously has been done with the Board of Public Works and the Police Commission. This request ensures that the Planning and Zoning Commission has a say in the process as the Land Use Compliance and Code Enforcement Official will work directly under the Commission's directives, as has been done in the past. The Planning and Zoning Commissioners have concerns about Margus Laan's hours being cut to 25 hours, noting Margus Laan averages over 60 hours per week and has always been available to the Commission, and provides good and valuable knowledge concerning the Zoning Regulations when the Commission needs answers. It would not be in the best interest of the Community to reduce his working hours and would respectfully request the Mayor reconsider his full time status and restore his hours. The Planning and Zoning Commission would also like the Mayor to be more transparent with the Commissioners. The Commission should be more involved in this decision. If the Mayor would like to meet with the Planning and Zoning Commission, the Commission would be willing to listen to his reasoning, as he has previously done with various Boards and Commissions. The Planning and Zoning Commission unanimously agrees to these requests and recommends the Mayor reconsider his decision. This motion was approved unanimously.

Town Council Liaison Ron Tiscia stated that he will request Mayor Sekorski add this issue as an agenda item to the next scheduled Town Council Meeting Agenda.

When questioned by George Castle, Town Council Liaison Ron Tiscia stated the Mayor had not previously discussed this issue with the Town Council Members.

George Castle stated that the Board of Finance should also be aware of the issue.

Planning and Zoning Commission Regular Meeting

July 9, 2026

Page Eleven of Eleven Pages

George Castle stated this issue is not political, noting the Planning and Zoning Commission is trying to do what is best for the Community.

George Castle stated it would be fair and right for the Mayor to give Margus Laan at least 30 hours so that he can keep his medical benefits, noting that Margus Laan lives to work for the Town of Plymouth; a brief discussion followed.

When questioned by George Castle, Margus Laan reviewed his hours, responsibilities and position; a brief discussion followed.

When questioned by Gary Gallagher, Margus Laan stated he has been in his current position for 13 years.

Commission Discussion, Discussion and Other Items before the Commission

No report.

Adjournment

There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Michael Gutowski made a motion, seconded by Planning and Zoning Commissioner Michael Gutowski, to adjourn at 8:40 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale

Patricia A. Hale

Recording Secretary