

TOWN OF PLYMOUTH
LAND USE DEPARTMENT
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PLYMOUTH, CT
TOWN CLERK'S OFFICE
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Stacy Kowalski
TOWN CLERK

JULY 23, 2026
REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
START TIME: 7:00 PM
COMMUNITY ROOM, LOWER 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.

REQUEST TO PLANNING & ZONING COMMISSION TO AMEND THE AGENDA:

PUBLIC HEARING:

1. 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; continued from June 25, 2026, no discussion on July 9, 2026.
2. Petition to Amend the Zoning Regulations to allow Self-Storage Facilities in the C-1 General Commercial District; Changes proposed to Sections 2.C., 4.B, 4.B. Notes, 4.C. Notes and 6.Y.; petitioner: Ryan Geddes Jr., Premier Properties LLC.; sponsoring property: Scott Properties LLC at 570 Main Street / Assessor Parcel Number 036-039-036A-1; attorney: Mark Malley, Seabourne Malley & Turner.
3. Application of Michelle Balzano, 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 408 North Street / Assessor Parcel Number 010-015-016A.

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

4. 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.

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5. Review, deliberate and motion & vote to approve, to amend or to reject the minutes of Regular Meeting of July 9, 2026.
6. Site Plan Application at 128 North Harwinton Avenue / Assessor Parcel Number 020-018-003-1 for Manufacturing Facility with associated supporting infrastructure; applicant / property owner: Premiere Properties LLC; engineer: Kratzert Jones & Associates, Inc.; prior approval for site - Industrial Park, revised April 23, 2026.
7. Request for Further Time Extension – Full 65 Day Period, current extension granted at July 9, 2026 meeting; Property at 10 Agney Avenue / Assessor Parcel Number 049-077- 007 for Modification to Site Plan – Change in Dwelling Units at Multi-Family Complex; Property Owner: Garden Estates LLC, Representative: Jacob Kolko; opened on May 14, 2026, discussion on May 14, 2026 & July 9, 2026; no discussion took place May 28, 2026, June 11, 2026 & June 25, 2026.

DELIBERATION & DECISION ON PUBLIC HEARING & OTHER APPLICATIONS

8. Decision: 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.
9. Decision: Petition to Amend the Zoning Regulations to allow Self-Storage Facilities in the C-1 General Commercial District; Changes proposed to Sections 2.C., 4.B, 4.B. Notes, 4.C. Notes and 6.Y.; petitioner: Ryan Geddes Jr., Premier Properties LLC.; sponsoring property: Scott Properties LLC at 570 Main Street / Assessor Parcel Number 036-039-036A-1; attorney: Mark Malley, Seabourne Malley & Turner.
10. Decision: Application of Michelle Balzano, 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 408 North Street / Assessor Parcel Number 010-015-016A.
11. Decision: Site Plan Application at 128 North Harwinton Avenue / Assessor Parcel Number 020-018-003-1 for Manufacturing Facility with associated supporting infrastructure; applicant / property owner: Premiere Properties LLC; engineer: Kratzert Jones & Associates, Inc.; prior approval for site - Industrial Park, revised April 23, 2026.
12. Large Scale Solar Moratorium – 116 Days to Go!
- 13.a. Executive Session, if needed: Land Use Department Staffing
b. Action, as may be necessary, from Executive Session.

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14. Commission Discussion, Staff Discussion & Other Items before the Commission

15. Other items, as may properly come before the Planning & Zoning Commission.

ADJOURNMENT.

George Castle, Chairman