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Planning and Zoning Commission
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Minutes **July 23, 2026**

Call to Order: Planning and Zoning Commission Chairman George Castle called the July 23, 2026, Planning and Zoning Commission Regular meeting to order at 7:00 p.m., in the Community 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 Public Works Director Joseph Sopcznski.

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.

Request to Planning and Zoning Commission to amend the Agenda

Margus Laan stated there were no changes to this evening's Agenda.

Public Hearing:

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

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

Will Walter, PE, Alfred Benesch & Company, stated due to Land Uses' continuing work on his Special Permit/Site Plan Proposal for 30 South Street, he was present this evening to request a 65-day extension for a Special Public Hearing meeting.

Margus Laan stated he will write a motion for consideration at the Special meeting. He further stated that he would recommend that the Commission not make a decision this evening, noting the agenda was heavy.

Gary Gallagher made a motion, seconded by Sue Murawski, to accept the request for a 65-day extension for the Special Permit/Site Plan proposal for 30 South Street, and further, to schedule a Special Planning and Zoning Commission meeting for a Public Hearing on August 6, 2026, at 6:00 p.m. This motion was approved unanimously.

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

Mark Malley, Attorney, Seabourne Malley and Turner, stated he was present this evening representing Ryan Geddes, Jr., Premier Properties, LLC, noting this is an application to allow for self-storage units on rear lots in the corridor between Seymour and Burr Road, on both sides. Mark Malley stated an Ordinance had been passed allowing self-storage units only in unused industrial buildings and briefly elaborated on the benefits of self-storage units, and his proposal of modifications to the regulations, which include screening, the definition of self-storage, allowance in the C-1 Zone, and a revision of parking. Mark Malley stated this proposal will bring Plymouth in line with other communities that allow for self-storage units.

A printout of the amendments made by Mark Malley was distributed to the Planning and Zoning Commissioners.

Margus Laan stated Seymour Road and Scott Road were on the east side of the proposal and Burr Road and Todd Hollow Road were on the west side. Margus Laan stated that he had recommended this area because of the industrial-type character, noting there are automobile uses and a junk yard located nearby. He further stated he felt this type of field would be best for the area, noting it would fit nicely because it is a quiet area without a lot of traffic and briefly elaborated, noting he had emailed aerial views to show the type of character of the land and provide a clearer picture for the Commissioners of the C-1 Zone in this particular area.

Petition to Amend the Zoning Regulations 570 Main Street Cont'd.

Margus Laan stated should the Planning and Zoning Commissioners approve to amend the Zoning Regulations, he would recommend that a note be included in the Table of Uses that states this usage is allowed between the Seymour Road/Scott Road and the Burr Road/Todd Hollow Road corridor, and not any other section of Route 6.

Margus Laan stated there is no reason this self-storage proposal has to be in the rear portion of the lot, however in this particular proposal it works well, and briefly elaborated.

When questioned by George Castle, Margus Laan stated the entrance would be to the west of the current entrance to the Dollar General.

When questioned by George Castle if the property would have a fence with a gate, Mark Malley stated that it would be expected it would be required. He further stated that it was important to know this is not an application for a gate/fence; it is an application to change the Zoning Regulations.

Gary Gallagher made a motion, seconded by Mike Gutowski, to close the Public Hearing for the 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. This motion was approved unanimously.

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

Michelle Balzano stated she was present this evening to request approval to continue the long standing agriculture use at her property, noting she wasn't looking for expansion of the use; only recognition approval of a use that has existed for many years and that she had worked to maintaining responsibly, in accordance with the Town's regulations. Michelle Balzano stated she was also present to address her neighbor's (three houses south of her property) complaint about excessive noise from her property, noting she is a Registered Nurse and if she believed the neighbor's complaint was true, she would not be present this evening because she would never have animals that would cause harm and elaborated at length regarding the noise coming from her property.

Margus Laan stated Michelle Balzano's property was a little over two acres. Margus Laan stated the Zoning Regulations describe both roosters and hens as chickens, noting the regulations do not reference sex, and that roosters are not prohibited.

Application Michelle Balzano Special Permit 408 North Street Cont'd.

When questioned by Margus Laan, Michelle Balzano stated she had a total of 23 hens and six peafowl/peacocks.

When questioned by Gary Gallagher, Michelle Balzano stated she did not know the exact count of roosters that she has, but believes the count is around seven.

Margus Laan stated he had provided the Planning and Zoning Commissioners with a map of the neighboring properties.

Margus Laan stated he is asking the Planning and Zoning Commissioners for a continuation of the Public Hearing, noting he will be accompanying Kelli Lombard, Sanitarian, Torrington Area Health Department (TAHD), on an inspection of the property for the manure situation and how everything is organized. Margus Laan stated he would also be working on the square foot calculations that are in zoning requirements for the animals on the property and briefly elaborated.

Tom Vitale, 390 North Street, Plymouth, stated for the past two and one half years the roosters and peacocks at 408 North Street have been driving him and the neighbors crazy, noting they cry out from 5:00 a.m. until 8:00 p.m. He further stated closing his house windows does not help at all. Tom Vitale stated the 408 North Street property is only two acres, noting that he believed even if it were the required five acres the noise emitting from the roosters and peacocks would still be too loud. Tom Vitale named a number of State towns that do not allow roosters, noting that allowing these roosters is not fair to anyone and elaborated at length.

When questioned by Gary Gallagher, Tom Vitale stated he can hear the peacocks that are housed on Schroback Road and briefly elaborated.

Regina Vitale, 390 North Street, Plymouth, stated the noise is excruciatingly loud, goes all day and is constantly present. Regina Vitale stated she feels some of her neighbors did not want to attend this evening's meeting because they don't want to cause hard feelings. She further stated she recently had brain surgery and that she had sent her Neurosurgeon's letter to the Planning and Zoning Commissioners, which stated the noise from her neighbor's yard is detrimental to her recovery and heeds it to the point where she needs peace and quiet, noting it is not fair and something needs to be done about the roosters and peacocks.

Mary Green, 401 North Street, Plymouth, stated her only objection to the noise at 408 North Street is the roosters, noting they start making noise at approximately 5:00 a.m. (first crack of dawn) and continue their noise into the evening until it is dark outside. Mary Green questioned how many roosters are needed to fertilize an egg, noting the hens will lay unfertilized eggs anyway. She further stated it is extremely noisy and constantly goes all day long and briefly elaborated.

Application Michelle Balzano Special Permit 408 North Street Cont'd.

Ann Savastio, 413 North Street, Plymouth, stated when she purchased her home, she was drawn to the pastural setting, its charm, and briefly elaborated. Ann Savastio stated she is not bothered by animal sounds adjacent to her or across the street, noting she cannot hear them inside her house. She further stated she does hear the peacocks on occasion and briefly elaborated.

Alyssa Larson, 494 North Street, Plymouth, stated she moved to Plymouth from a ranch in Oregon, where this kind of noise complaint is pretty common. Alyssa Larson reviewed the history of agriculturally kept poultry, food self-sufficiency, food control, and pesticides in the food chain at length. Alyssa Larson stated her flock of hens has been attacked and wiped out by a roaming dog, noting she has called the Police six to seven times. She further stated hens are a little oblivious to danger however roosters alert them to noise. Alyssa Larson stated peacocks are even more vigilant to predators, including hawks. Alyssa Larson cited decibel listings comparing roosters crowing to machinery, i.e., gas lawnmowers, leaf blowers, average audible conversations, and active Town paving in her area. Alyssa Larson stated people have been farming for a long time and stated animal noise is a lot better than noises you hear in the city.

Raymond Brayne, 401 North Street, Plymouth, stated door to door from his house to Michelle Balzano's house is 100 feet and if they can put up with the noise so can other people, noting he felt people are exaggerating. He further stated there was one issue where a chicken had come onto their property and Michelle Balzano took care of it, noting she could take care of the problem with a couple of roosters, as well. Raymond Brayne stated all of the other wildlife, i.e., coyotes, etc., are much louder and much more evasive, noting it is just nature and we need to preserve nature.

Carol Walters, 165 Schroback Road, Plymouth, stated that her property backs up to the North Street lots, and that she can hear the peacocks, and some roosters. She further stated that her large dogs bark at every noise in the neighborhood, and that she has not noticed a huge difference or increase in noise and briefly elaborated, noting it is not a problem to her.

Tom Vitale stated that he is not exaggerating when he says the noise is loud, noting it's not a decibel-type noise; it's a crying screeching noise and continues all day. He further stated if it was once in a while he wouldn't like it, but he wouldn't be present this evening about it. Tom Vitale stated the peacocks are not as frequent, but they do go off during the day and sometimes at night. Tom Vitale stated the parcel of land, which is two acres, has too many houses around it and other people have complained about the peacocks and other noise issues, as well. Tom Vitale stated the noise cannot be compared to other animals such as hawks, dogs and coyotes, which all come and go.

Tom Vitale stated there has to be an Ordinance against rooster noise or just ban the roosters like many other towns have done and briefly elaborated.

Application Michelle Balzano Special Permit 408 North Street Cont'd.

Margus Laan recommended that the Planning and Zoning Commissioners continue this agenda item until the Special Planning and Zoning meeting on August 6, 2026.

Sue Murawski made a motion, seconded by Jim Klaneski, to continue the Public Hearing for the 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, until the scheduled August 6, 2026, 6:00 p.m., Special meeting of the Planning and Zoning Commission. This motion was approved unanimously.

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

Margus Laan stated he had received the following letter from Stanley Klaneski for Public Comment: Stanley Klaneski, 20 Prospect Street, Terryville, CT 06786, July 14, 2026, Plymouth CT Planning and Zoning Commission, 80 Main Street, Terryville, CT 06786, cc: Mayor David Sekorski. I have a few questions that I would like addressed at the next Plymouth CT Planning and Zoning meeting. The questions relate to the former Prospect Street School which is being converted into apartment housing I have brought up the placement of the electrical boxes that violated zoning regulations in the placement on the front of the building I have questioned the abatement of asbestos and PCB's (Lighting fixtures) throughout the building, for proper removal and disposal. Have you gotten any documentation of the work performed or do you just take the applicants word? I also questioned the below grade apartments which are prohibited by our current regulations but you told me that because the building was being renovated for a new use that the rule didn't apply. I question that ruling. I thought that the interest of the general public was the goal for all the rules and regulations and were applied to all applicants. If a needs-based adjustment was to be required then the applicant would go before the appeals board and discuss their hardship. My new inquiry is concerning two factors: the first being the number of units being allowed in the building The initial plan was for 28 apartments in the school and 30 additional units on the field comprised of four buildings. The permit issued for the electrical portion of the school notes 30 meters for apartments and two additional meters for building an EV hook-up. There is a discrepance between the allowed 28 units and the 30 units being built. Are you aware of the difference? Did you sign off on the additional units? Does this change how many parking spaces are necessary on he property and he additional traffic that it creates? My second question is about lighting on the property. When the project was proposed by the original developer, which your board signed off on, it was stated that the lighting would be subdued and the lighting would direct downward so as not to shine on the neighboring property.

Public Comment Cont'd.

Maybe it is just security lighting that is currently being used, but the lighting is offensive and shines directly onto my property. This is another violation of the agreement that the board signed off and the rules were broken. What action is the Boad going to take to remedy these problems and violations? It often seems like a developer submits a plan and there is no accountability by the building inspector to check if the work is being done according to the plan submitted. If something is found in error it is usually found at the final inspection and the developer is issued a "slap on the wrist" and a small fine. I believe that the Plymouth Planning and Zoning Commission is responsible when a developer is found to be not living up to the building codes that are clearly stated in the Planning and Zoning regulations. Also, I'm sure that the neighbors adjacent to the "Nash in the Ville" property did not expect the noise and parking nightmare that the venue is creating. But seeing the scope and plans that must have been approved by the zoning board, would have given a hint of what was to come given that it is nearly twice the size of the former Chute Gates. Another potential problem I can foresee is the pending tank yard at Inland Fuel Terminals with the possibility of having 32 rail cars on the property in various states of emptiness or fullness. Are they proposing more video surveillance or fencing to block the cars from view? Are you going to limit the number of cars they can have on the property and what action can you take if they violate the terms of the zoning requirement? What about the safety concerns and precautions of additional propane. Don't' the residents living in this part of town deserve the same scrutiny that the board is requiring of the Preston Road Solar Farm Project? Every tie the rules are violated and there is no accountability, it opens the door for more violations both large and small. I request that this letter be made part of the public record. Enclosed: 1. Electrical Building Permit (30 units) 2. Newspaper article (28 units) Respectively, Stanley Klaneski.

At the request of George Castle, Margus Laan stated he would give a copy of Stanley Klaneski' s letter to the Building Inspector.

Ryan Geddes, Premier Properties LLC, stated Mr. Klaneski is upset with his company because they stopped allowing him to walk around the property at the former Prospect Street School. He further stated Mr. Klaneski was found on the property a couple of times uninvited, however they did not call the Police on him because he is a nice person and hasn't really caused them any problems. Ryan Geddes stated he has all his permits from the Building Inspector in order, noting they were not allowed to move forward until all their paperwork for the asbestos had been filed with the State of CT, noting it is public record and briefly elaborated on how to look the permits up on the PermitLink Portal. Ryan Geddes stated the lighting is pointing out at Stanely Klaneski's house, noting that they will get a bucket truck to adjust the down lighting. Ryan Geddes stated regarding the number of units and the number of actual meters on the building; one is for the future solar and the second unit is for the security and the elevator. He further stated the extra unit is the Caretakers' unit which makes the 29th unit. Ryan Geddes stated that the Caretaker's unit is more of an office, not a unit, and will be a place for the Maintenance worker to go; noting it still 28 units and briefly elaborated.

Public Comment Cont'd.

When questioned by George Castle, Ryan Geddes stated they are planning to have the project completed in late Fall, noting they are pretty much on target.

Melanie Church, 328 Main Street, Terryville, stated she went to Nash in the 'Ville and noted there were so many tables, as well as the bar, on the first floor, and if there is ever a fire people will stampede out and she thought of the circus years ago noting it was scary. Melanie Church stated the extra exits made her feel better. Melanie Church stated the Planning and Zoning Commission should call the owner back and find out how many places he has for legal parking and until he can obtain more parking on his property this should be the limit, which will make it safer for him and the public and briefly elaborated, noting she doesn't want to hurt a Town business, just make it safer for everyone.

When questioned by Michelle Balzano, Margus Laan stated he would be contacting her to set up an appointment day and time to come out to her property with Kelli Lombard, TAHD.

Review, deliberate and motion and vote to approve, to amend or to reject the minutes of Regular Meeting of July 9, 2026

Jim Klaneski made a motion, seconded by Sue Murawski, to accept and approve the July 9, 2026, Planning and Zoning Commission minutes as presented.

It was noted for the record that the Planning and Zoning Commission's Special Site Walk meeting, July 1, 2026, took place at 30 South Street, Plymouth, 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. It was noted that there was not a quorum present, however the Special meeting minutes will be placed in the Town Clerk's Office as part of the permanent record.

Site Plan Application at 128 North Harwinton Avenue/Assessor Parcel Number 020-018-003-1 for Manufacturing Facility with associated supporting infrastructure; Application/Property Owner: Premiere Properties LLC; Engineer: Kratzert Jones & Associates, Inc.; prior approval for site-Industrial Park, revised April 23, 2026

Ryan Geddes stated his company has a very large manufacturer that had approached them for his 128 North Harwinton Avenue property. He further stated that he is present this evening for a modification on their behalf.

When questioned by Jim Klaneski, Margus Laan stated the site plan and the usage on this property is different from what was originally approved.

Site Plan Application at 128 North Harwinton Avenue, Premiere Properties LLC Cont'd.

Ryan Geddes stated the Planning and Zoning Commissioners in April 2026 had approved and modified spec buildings (short for speculative building), noting the new application is for a definitive manufacturer for a facility with up to 100,000 square feet. He further stated the initial phase proposal was for 32,000 square feet.

Margus Laan stated the parking is now essentially on the east side of the building, noting there is a definitive location for large tractor trailer trucks doing turnarounds, as well as employee parking. Margus Laan stated that he personally feels this application is a much better use for the property than the previous proposal and he is very happy to see this proposal.

When questioned by George Castle, Margus Laan stated the Planning and Zoning Commissioners had two sets of proposal plans in front of them this evening.

Joseph Sopcznski, Public Works Director, stated he had reviewed the application, noting the stormwater system that is in place was approved for the previous application and previous use. He further stated that the impervious surface area has decreased and the system remains the same size, so the system will still serve this use as far as stormwater goes. Joseph Sopcznski stated there was an arborvitae border on the application and that after speaking with the applicant they settled on a hardier version of arborvitae (Green Giant) that will hold up better to deer browsing in the area; will be more resilient in the long term and will have a better appearance along the edge of the property. Joseph Sopcznski stated that overall, he agrees with Margus Laan in that this is a better use of the property; it gives a definitive end user and creates jobs in Town.

When questioned by Jim Klaneski, Margus Laan stated that the Water Pollution Control Authority (WPCA) had given their approval. Margus Laan stated the way the product is being done is that a part of the product is being reused and sent out, so it is not going into the sewer system. Margus Laan stated that Jason Patrick, WPCA Plant Manager and Ryan Wells, WPCA Assistant Plant Manager, had discussion with Ryan Geddes regarding the actual process, so they could have clarification and a better understanding. Margus Laan stated that he had emailed the Planning and Zoning Commissioners the series of permits.

When questioned by Connie Kapralos regarding the company releasing 5,000 gallons of liquid per day and the WPCA's capability to absorb it, Ryan Geddes stated the amount is very minimal.

Ryan Geddes stated Mayor Sekorski and Jason Patrick had visited the existing factory and had gone through the whole organization and were able to get the entire explanation on how everything works because the WPCA needed to know all of the information. Ryan Geddes stated the company uses the water to wash their equipment, and the remaining small amount of milk residue (which is spoiled yogurt) is thrown out in the trash like normal refuse and will not be going into the drain.

Site Plan Application at 128 North Harwinton Avenue, Premiere Properties LLC Cont'd.

When questioned by Connie Kapralos regarding Ryan Geddes' description in his plans for the cleaning process for the stormwater pond, Ryan Geddes stated on the outflow structure there will be a snout (a device which acts as an internal baffle inside a drainage structure) to ensure there is no debris getting into the Town's system. He further stated when and how to do this very detailed process is included in the Stormwater Report, which covers the required maintenance, noting it is done on a yearly basis. When questioned by George Castle, Ryan Geddes stated the company will start off with approximately 40 employees, noting there is more than enough available parking and briefly elaborated.

Jim Klaneski stated that he felt there was excessive lighting all around the building and questioned the reasoning for it, noting he doesn't care for it and does not see a need for it.

Ryan Geddes stated it is down lighting because they don't want to put up pole lighting and shear any light off to the neighboring properties. He further stated the number of lights is also for security purposes around the building, noting the amount of lighting can always be lessened. Ryan Geddes stated they are currently running a first and second shift, noting the idea is that having a bigger building can grow the company. Ryan Geddes stated he would be good with 50 percent less lighting if that was what the Commission wanted because there would still be enough lighting for their needs.

Margus Laan stated just because there is excessive lighting doesn't mean the company will use it every night, noting it can be used when necessary to investigate what might be going on and they need the light to be able to see what the disturbance is; a brief discussion followed.

When questioned by Margus Laan, Ryan Geddes stated the site work will be done first, noting this includes the retention ponds, and all of the asphalt/concrete. He further stated that everything will be leveled and that doing it all this way will ensure that the pervious and impervious surfaces will be established, and then they will put in the first phase of the building. Ryan Geddes stated that Public Works had requested all of this work happen simultaneously, not as a phase.

When questioned by Margus Laan as to how the interim area for phase two will be finished, Ryan Geddes stated it will be a crushed stone base, and the foundation will be poured. He further stated the foundation wall will go around the parameter and that between the parameter foundation wall and the existing wall (being built for phase one) there will be crushed stone and then the 32,000 square foot building.

Ryan Geddes stated it is being manufactured in such a way that they will only have to remove one side to add the rest of the building to it. Ryan Geddes stated naturally the loading area will be part of phase one, so they can get product in and out.

Site Plan Application at 128 North Harwinton Avenue, Premiere Properties LLC Cont'd.

When questioned by Connie Kapralos, Margus Laan stated that he had emailed the letter from the WPCA to all the Commission members.

When questioned by Gary Gallagher, Ryan Geddes stated the company would be making a variety of Greek yogurt; a brief discussion followed.

Jim Klaneski made a motion, seconded by Mike Gutowski, to accept and approve the Site Plan Application at 128 North Harwinton Avenue/Assessor Parcel Number 020-018-003-1 for Manufacturing Facility with associated supporting infrastructure; Application/Property Owner: Premiere Properties LLC; Engineer: Kratzert Jones & Associates, Inc.; prior approval for site-Industrial Park, revised April 23, 2026. This motion was approved unanimously.

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, and June 25, 2026

Margus Laan stated this property had received their requested extension, however the extension ended today. He further stated that he had written a motion for consideration and acting upon; noting that the Applicant was unable to attend this evening's meeting.

Gary Gallagher made a motion, seconded by Mike Gutowski, to grant the requested extension until September 20, 2026, to 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, and June 25, 2026. This motion was approved unanimously.

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; Property Owner: Greenline Home Builders LLC; Engineer: Alfred Benesch & Company

Gary Gallagher stated the weeds were six feet tall at 30 South Street, Plymouth, so the Planning and Zoning Members who attended the Special Meeting Site Walk that was held on July 1, 2026, were unable to walk the property. He further stated they were able to utilize the neighboring property.

Site Plan Application at 128 North Harwinton Avenue, Premiere Properties LLC Cont'd.

It was noted that the Special Permit/Site Plan Proposal for this property was rescheduled earlier this evening to a Special Planning and Zoning Commission meeting scheduled for August 6, 2026, at 6:00 p.m.

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

Margus Laan provided a thorough explanation of all of the variations and changes to the Zoning Regulations, noting one thing that would be needed for his statement about consistency in keeping with the Plan of Conservation and Development, would be that he recommends the Planning and Zoning Commissioner say that the Petition to amend the Zoning Regulations enhances the commercial character of the Town to find more appropriate and additional uses that will fit into the enhancement of the commercial base. Margus Laan read the full definitions for Sections 2.c., 4.B. Notes, 4.C. Notes, 6.Y and Section 5.

When questioned by Mike Gutowski, Margus Laan stated if a person wanted to do an industrial use they could only go into an existing building however the Planning and Zoning Commission Members could make a change and allow them to be in other buildings in the Industrial Zone. He further stated the Planning and Zoning Commission Members could also amend it to a lot, which could be done in the future. Margus Laan stated that David Elder was working on a new Zoning book.

When questioned by Margus Laan, Mark Malley stated on page 101, the text in italics is being deleted and the bolded text is being added and briefly elaborated. Margus Laan stated should the Planning and Zoning Commission decide to approve the amending of the Zoning Regulations, a motion would have to be made to amend all the aforementioned sections, and an effective date would need to be provided, as well. Margus Laan stated once the motion is approved, he will run a Legal Notice, which will also be filed in the Town Clerk's Office along with the amended regulations, noting the Appeal period is fifteen days, making the recommended date effective August 12, 2026.

Mike Gutowski made a motion, seconded by Sue Murawski, 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, with an effective date of August 12, 2026. This motion was approved unanimously.

Site Plan Application at 128 North Harwinton Avenue, Premiere Properties LLC Cont'd.

Ryan Geddes stated that he is trying to bring as many people/businesses into Plymouth as he can, in an effort to bring in more money.

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

It was noted that the Planning and Zoning Commissioners set a continuation for this agenda item for a scheduled August 6, 2026, 6:00 p.m., Special Planning and Zoning meeting.

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

It was noted that the Planning and Zoning Commissioners unanimously approved this Site Plan Application earlier this evening.

Large Scale Solar Moratorium – 116 Days to Go!

George Castle noted the Connecticut Siting Council had previously approved the solar farm on 258 Preston Road, Terryville.

Connie Kapralos stated she was researching this agenda item with State Representatives to investigate if this can be disputed and briefly elaborated.

Margus Laan stated that he would try to do some research and have additional information on Solar Systems for the Special August 6, 2026, meeting. He further stated at the August 6, 2026, Planning and Zoning Special meeting, another Special meeting could be scheduled to discuss this agenda item further.

Executive Session, if needed: Land Use Department Staffing

No report.

Action, as may be necessary, from Executive Session

No report.

Commission Discussion, Staff Discussion and Other Items before the Commission

When questioned by Mike Gutowski, Sue Murawski stated she can hear the peacocks from 408 North Street and further, she can hear them calling out to the peacocks located on Schroback Road, as well.

When questioned by Mike Gutowski, Margus Laan stated a person can have up to 32 hens on one acre of land. He further stated there is no standard when it comes to fowl, noting it is left open, however the Town can consult the State regulations.

When questioned by George Castle, Margus Laan stated for one horse a person has to have 900 square feet; 100 square feet for shelter and 800 for keeping (pasture).

Margus Laan stated there is no standard for donkeys.

When questioned by George Castle regarding going to a Builder's Lot, Margus Laan stated that it would require a Zoning amendment and can be looked at when the Commission decides to adopt a brand new Zoning book, noting it is complicated and briefly elaborated on the process. He further stated when this will be done is up to the Commissioners. Margus Laan stated the Commissioners can begin to provide him with information on changes they would like to have done.

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

Margus Laan requested that the Planning and Zoning Commissioners let him know when they cannot open an attachment from him, noting at the very least he will be sure to get a paper copy of the attachment out to that person(s).

George Castle stated he was experiencing issues with attachments, noting the Town of Plymouth's IT Department fixed his computer and he's all set now.

Gary Gallagher stated sometimes he can open attachments from Margus Laan and sometimes he cannot.

Gary Gallagher stated when he was on his way to this evening's meeting, a little after 6:00 p.m., vehicles were already parked on the lawn in front of Nash in the 'Ville. He further stated they Owner needs to come back because something has to be done to prohibit parking on the grass.

When questioned by George Castle, Joseph Sopcznski stated he had no comment on this matter this evening.

When questioned by Jim Klaneski, Gary Gallagher stated the Temporary Certificate of Occupancy (CO) was 180 days.

Other items, as may properly come before the Planning & Zoning Commission Cont'd.

When questioned by Gary Gallagher, Margus Laan stated Nash in the 'Ville had gone to the Zoning Board of Appeals in July 2024, and then they appeared before the Planning and Zoning Commission in September 2024.

When questioned by Gary Gallagher, Margus Laan stated the Fire Marshal had issued the CO and noted Nash in the 'Ville is still operating on a Temporary CO.

Connie Kapralos stated the CO was based on the Kitchen business.

Gary Gallagher stated when Nash in the 'Ville had come before the Planning and Zoning Commission he had said there would be no parking on the lawn because they always park trucks there. He further stated they need to put up a fence which would be simple.

When questioned by George Castle as to why the island wasn't moved to allow for additional parking, Gary Gallagher stated because then the parking spaces would be too close to the road.

Margus Laan stated due to the Coverage requirement the business cannot have more than 65% of the site covered with hard surfaces and/or permanent structures.

When questioned by Jim Klaneski as to whether this parking issue should be taken up with the Fire Marshal prior to him issuing a second Temporary or Permanent CO, George Castle and Gary Gallagher both stated yes.

Margus Laan recommended the Planning and Zoning Commission request an update from the Mayor instead of going to the Fire Marshal. He further stated that he will send an email to the Mayor notifying him that the Planning and Zoning Commission has questions and concerns and is seeking clarification from Town Officials, prior to the issuance of a Permanent CO.

When questioned by Margus Laan, Joseph Sopcznski stated he was in agreement.

Adjournment

There being no further business of the Planning and Zoning Commission, Gary Gallagher made a motion, seconded by Mike Gutowski, to adjourn at 9:15 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale
Patricia A. Hale, Recording Secretary