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Planning and Zoning Commission

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Minutes

September 10, 2026

Call to Order: Planning and Zoning Commission Chairman George Castle called the September 10, 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 Commission Alternate Voting Member Connie Kapralos and Planning and Zoning Commissioner Sue Murawski. Excused Absence: Planning and Zoning Commissioner Mike Gutowski, and Planning and Zoning Commissioner Jim Klaneski. Also in attendance were Director of Planning and Economic Development Margus Laan, Land Use Administrator/Inland-Wetlands Agent Kate Losey.

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.

Kate Loser introduced herself and noted that she will be in charge of Inlands-Wetlands and will also be assisting Margus Laan as needed.

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

Tim Bobroske stated tomorrow signifies 25 years since the 911 event, noting the Planning and Zoning Commission should recognize it.

Planning and Zoning Commission Chairman George Castle called for a Moment of Silence in memory of the 911 attacks that occurred 25 years ago on September 11, 2001.

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Review, deliberate and motion and vote to approve, to amend or to reject the minutes of Regular Meeting of July 23, 2026 and Special Meeting August 6, 2026

Connie Kapralos made a motion, seconded by Sue Murawski, to accept and approve the July 23, 2026, Planning and Zoning Commission minutes as presented. This motion was approved unanimously.

Connie Kapralos made a motion, seconded by Sue Murawski, to accept and approve the August 6, 2026, Planning and Zoning Commission minutes as presented. This motion was approved unanimously.

Set Public Hearing Date: Proposal to Rezone Property at 10 School Street / Assessor Parcel Number 051-100-011-1 from Industrial I-1 District to Residential R-20 District; Proposed Date of Public Hearing - October 22, 2026; Petitioner & Property Owner: Gregory Croze, First Choice Builders

Gregory Croze stated that he was present this evening to request a change to the Zoning Map for parcel 10 School Street, Terryville, which is currently zoned I-1 and would like it changed to Residential R-20 in order to put apartments in for 55+.

Gary Gallagher made a motion, seconded by Sue Murawski to set a Public Hearing date for Set Public Hearing Date: Proposal to Rezone Property at 10 School Street / Assessor Parcel Number 051-100-011-1 from Industrial I-1 District to Residential R-20 District; Petitioner & Property Owner: Gregory Croze, First Choice Builders, on October 22, 2026. Vote: George Castle/yes; Gary Gallagher/yes; Connie Kapralos/no; Sue Murawski/yes. Motion passed 3:1 in favor.

Application Acceptance, Determination of Completeness & Setting Date for Presentation to Planning & Zoning Commission: Site Plan Application of Janell M. Mullen for Construction of Three Unit Residential Building at 15 Hosier Road / Assessor Parcel Number 064-120-042 in Lake Plymouth, with Set-Aside for One Affordable Housing Unit in accordance with Connecticut General Statute Section 8-30g; Property Owner: Tim Bobroske, Plymouth Property Management LLC

Janell Mullen, Planning Consultant, stated she was present this evening representing Tim Bobroske, 15 Hosier Road, noting the application is atypical and 8-30g application, the proposal is simple, and briefly elaborated on what she included in the Commissioner packets. Janell Mullen stated that she had provided a letter outlining the proposal, including the application, noting this is an affordable housing plan. She further stated that the proposal is for one building with three units with one of the units deemed as affordable per State Statute and briefly elaborated. Janell Mullen stated they had received preliminary approval from the Torrington Area Health District (TAHD) and briefly elaborated, noting Tim Bobroske was present for questions.

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Application 15 Hosier Road Cont'd.

When questioned by Gary Gallagher, Margus Laan stated the property has city sewer and private well water.

Tim Bobroske, 15 Hosier Road, stated they had submitted the information from the TAHD to the Town to ensure that the water system was acceptable, noting he is transparent to the Town. He further stated three bedrooms could be reduced to two bedrooms but three would be his maximum request.

Margus Laan stated he had emailed all of the documents being discussed and provided to him by Tim Bobroske.

Tim Bobroske stated that based on Connecticut Well Standards and per the TAHD which they have to accommodate, there is a well on the property as well as checks and balances that have to be made prior to him putting up a building.

Janell Mullen stated the floor plans were included in the information and can be viewed in the TAHD August 21, 2026, letter.

Gary Gallagher stated people have had troubles with the wells up in this area.

Tim Bobroske stated they believe the well will be fine but if it isn't they will not put up the building.

Janell Mullen stated the TAHD has jurisdiction with wells and sanitation, noting they focused on the land use planning and 8-30g, noting the TAHD addresses the issues.

When questioned by Margus Laan, Tim Bobroske stated Todd Clark Engineer, Bristol did the Site Plan. He further stated 8-30g notes they have to submit a plan to the Town of Plymouth which shows that the Town doesn't have to worry about public health welfare, etc., and briefly elaborated.

Janell Mullen stated that 8-30g is unique State mandated, Plymouth falls under the 10% threshold for affordable housing, and this development is proposing relatively low density and multiple units to achieve a lot of housing but in keeping with the general neighborhood, the design was intentional and briefly elaborated.

Margus Laan stated the Commission needs to set a date so a formal presentation with details of the project can be provided.

When questioned by Gary Gallagher, Janell Mullen stated the presentation will be a Public Hearing.

Margus Laan stated that he will get a legal notice advertised this coming weekend.

Application 15 Hosier Road Cont'd.

Gary Gallagher made a motion, seconded by Sue Murawski to set a Public Hearing date on September 24, 2026, for Site Plan Application of Janell M. Mullen for Construction of Three Unit Residential Building at 15 Hosier Road/Assessor Parcel Number 064-120-042 in Lake Plymouth, with Set-Aside for One Affordable Housing Unit in accordance with Connecticut General Statute Section 8-30g; Property Owner: Tim Bobroske, Plymouth Property Management LLC. This motion was approved unanimously.

Site Plan Application for 508 Hill Road/Assessor Parcel Number 009-014-005 for Renovation & Expansion of Residential Dwelling under Provisions of Section 3.E. -Non-Conforming Uses, Structures & Lots; Applicant / Property Owner: William Gray

Margus Laan stated that his Staff Report provide the explanation for 508 Hill Road, noting that it is a summary of the application and the issues. Margus Laan stated that William Gray wants to build a house; he has a house and the rear portion is demolished, but the problem is that it sits on a setback line. He further stated that the front portion is in a location called the no build front corridor and the back is in the build corridor. Margus Laan stated there is not supposed to be any buildings in the front corridor, noting it was not William Gray's fault since the house was built circa 1957. Margus Laan stated that the Town did not having zoning regulations until 1960 and that when they adopted zoning regulations, they called this the A-1 Zone and deemed there needs to be a 50' front yard no build area and the house is 29 feet into the no build area and that makes the existing square footage remaining non-conforming and it is residential. Elaborating, the front square footage makes the situation non-conforming for bulk. That non-conformity has been ever so slightly expanded by the footprint fill-in next to the dining room. However, whatever slight increase in footprint created by the fill-in, that increase is more than off-set by the change of the second floor, from living space into attic space, decreasing the overall square footage of the building in the no-build front. The real expansion is occurring within the building envelope portion of the property where bulk is allowed. The application has been reviewed by Building and Zoning. The Interim Zoning Official deemed the situation to be an expansion of non-conforming use, thereby requiring Planning & Zoning Commission review.

George Castle stated that he felt this application should be grandfathered in, noting the property owner is not encroaching.

William Gray briefly explained his personal issues with his current living conditions, noting he wants to have the new house have two bedrooms.

Gary Gallagher stated it is going in the back of the house and not going closer to the road

Margus Laan stated it is going in the area where buildings are intended to be; a brief discussion followed.

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Application 15 Hosier Road Cont'd.

When questioned by Connie Kapralos, William Gray stated he is still working out the handicap ramp and possible ways to get handicapped people into buildings and briefly elaborated.

Sue Murawski made a motion, seconded by Connie Kapralos, to approve the Site Plan Application for 508 Hill Road / Assessor Parcel Number 009-014-005 for Renovation and Expansion of Residential Dwelling under Provisions of Section 3.E.-Non-Conforming Uses, Structures & Lots; Applicant/Property Owner: William Gray. This motion was approved unanimously.

Commission Discussion, Election of Officers, Staff Discussion and Other Items before the Commission

Election of Officers

George Castle stated the Election of Officers would be rescheduled to the September 24th meeting to ensure a full quorum.

Staff Discussion

Gary Gallagher stated nothing is ever done regarding the blight on 10 Bernice Avenue, noting it's been going on for years, noting there are junk cars in the front yard. He further stated the yard is also overgrown, and he's been asking for at least five to ten years but nothing is ever done.

Gary Gallagher stated that Truck Builders were supposed to do landscaping by the road and haven't done it, noting they put on an addition without a permit. Kate Losey stated she has duly noted Gary Gallagher's concerns and comments.

Connie Kapralos stated the house on Chidsey Terrace was condemned but the taxes were paid.

Kate Losey stated the Town would be getting a new website, noting the Blight Complaint form would be included on it.

When questioned by Gary Gallagher as to when is Nash in the Ville would be coming back before the Planning and Zoning Commission, Kate Losey stated she was unsure, noting she had been apprised of the situation.

George Castle stated Nash in the Ville did not have their elevator as yet, noting it was temporarily on hold.

Gary Gallagher stated that Nash in the Ville had a 180 days temporary CO, which the Fire Marshal had issued.

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Staff Discussion Cont'd.

Margus Laan stated that he would ask the new Building Inspector about the status of the CO for Nash in the Ville. Margus Laan stated he had received Nash in the Ville's application form for a parking lot expansion at the property on the corner of Route 6 and Tomlinson. He further stated that the rules for parking are different, noting Attorney Salvatore Vitrano is working on it with Dave Elder, Interim Zoning Official.

George Castle stated the Police Commission was looking at making Holt Street a one way street that would have entry from Route 6 down to Harwinton Avenue. He further stated the entrance to Lake Winfield would still be open for both lanes of traffic off of Harwinton Avenue; and briefly elaborated.

Gary Gallagher stated that parking is definitely the problem, noting Nash in the Ville is opening for brunch on Sundays.

Connie Kapralos stated parking has been the problem from the get-go.

George Castle stated the Terryville Lions Club had received approval to put in their building, noting that in years past they put up buildings without approval. He further stated it is in their best interest to provide a plot plan to the Town, noting the water, gas lines, etc. should be showing, as well. George Castle stated that he will accompany Kate Losey to the Terryville Fairgrounds to show her the buildings.

Kate Losey stated that these are things Land Use is thinking of adding to the Town's website; such as providing information to help direct people through their project planning.

Connie Kapralos stated that 144 South Riverside Avenue received a Cease and Desist, noting that the WPCA had said they cannot put the building where it currently is being built because they are piping for waste going into the WPCA.

Kate Losey stated the Land Use Department is aware of the sewer issue, noting she had included it in her last communication.

Connie Kapralos stated that she wanted the Planning and Zoning Commissioners to be aware of the issue.

Gary Gallagher stated that they had put up a building with no permit.

Connie Kapralos stated the right of way for the sewer lines is underneath the construction.

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Staff Discussion Cont'd.

Margus Laan stated the property is a storage site for a company that does something with boats, noting he spoke with the owner and his explanation was given to the Interim Wetlands Agent, the Interim Zoning Official, Kate Losey, the Mayor, the Public Works Director and the WPCA for them to understand what was going on.

Connie Kapralos stated that the WPCA had said the property owner cannot have the steel structure in its current location because the WPCA has a right of way there, noting it is in the copy of their deed.

When questioned by Connie Kapralos regarding the progress on Sandra Avenue after they cleared the entire lot, Kate Losey stated a Cease and Desist was issued. She further stated that Land Use is moving through the Inland-Wetlands process and will be making a determination in the next week or so.

George Castle stated that Joe Sopczenski, Public Works Director, was working on Truck Route Plan for the Industrial Park; a brief discussion followed. Connie Kapralos noted that the Town had tried to do that in the past, however the State wouldn't allow it.

When questioned by Sue Murawski, Gary Gallagher stated that Seymour Road was a No Thru Truck road but it was changed when it was rebuilt.

When questioned by Connie Kapralos, Margus Laan stated that 128 Harwinton Avenue will have an 31,000 plus/minus square foot building on it, noting they are still in the buying stage for the property.

When questioned by Sue Murawski, Margus Laan stated the Site Plan for the storage facility next to the Plymouth Dollar General would be heard at the September 24th Planning and Zoning meeting; a brief discussion followed regarding the size of the property.

When questioned by Gary Gallagher, Margus Laan stated the property owner has his signs, noting there were complications for holding the Public Hearing this evening and so it was scheduled for the September 24th meeting. Margus stated they have 50 feet for a driveway and then it goes in about 200 feet and expands to the east. He further stated that all of the storage buildings are in the back of the property, and they also have to get permission from the DOT for a curb cut.

Adjournment: There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Gary Gallagher, to adjourn at 8:08 p.m. This motion was approved unanimously.

Respectfully Submitted, *Patricia A. Hale* Patricia A. Hale, Recording Secretary