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Town of Plymouth

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Planning and Zoning Commission

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2026 OCT 19 PM 2:36

Shirley Kinsale
TOWN CLERK

Minutes

October 8, 2026

Call to Order: Planning and Zoning Commission Chairman George Castle called the October 8, 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, Planning and Zoning Commission Member Jim Klaneski and Planning and Zoning Commissioner Sue Murawski. Also in attendance were Director of Planning and Economic Development Margus Laan, Land Use Enforcement and Code Compliance Official Kate Losey, 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.

Request to Planning and Zoning Commission to amend the Agenda if needed

It was noted for the record there were no changes/amendments to the Agenda.

Public Hearing: Application of property owner Kyle Wood for Special Permit for property at 10 South Street/Assessor Parcel Number 043-061-037, per Section 4.B. Two Family Attached, and Section 4.C. Number 4 in Notes to Table of General Bulk Regulations, to establish existing dwelling as Two Family

Kyle Wood, 10 South Street, Plymouth, stated that he was looking to change the status of his house from single family to two family and briefly elaborated on the history of the home. He further stated that in order to get three electric meters on the house, and make it code compliant, the house needs to be a legal two family.

Margus Laan stated the house dates from the 1900's, noting there is no public record of zoning or building permits being issued for the house because of the age and the fact they were not required at that time. Margus Laan stated the Assessor's records show the house as a one family and that if it actually is a two family house, then it is a misrepresentation. Margus Laan stated physically the house appears to be a two family house, noting the applicant is present tonight to have the Planning and Zoning Commission approve it as such.

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Public Hearing-10 South Street Cont'd.

Margus Laan stated the breakdown for the three meters is that one meter is for each unit and the third common meter is for the outdoor electrical, which is standard practice and owned by the landlord. Margus Laan stated that the house was located in the Historic Property District and that he had sent the Commissioners pictures from the National Register.

Erika Bessette, 207 Manor Road, Plantsville, stated that she and Kyle Wood are present this evening for a Special Permit, noting that the layout plans they had submitted for upstairs and downstairs specifically stated that they were not to scale. She further stated they would not be taking down any walls; they would be upgrading whatever needs to be done; they would not be structurally changing or adding anything to the building and briefly elaborated. Erika Bessette stated they were only maintaining the existing structure to make it code compliant. Ericka Bessette stated they cannot put multiple meters outside until the Town figures out what the property is. Erika Bessette stated they wouldn't be billing the tenants for the sewer line if and when it gets approved; they would be covering it as the landlord and noted the house has two bathrooms.

When questioned by Gary Gallagher, Margus Laan stated the structure meets the zoning requirements, noting that he did not do the zoning review. Margus Laan stated that there is no official document in the Plymouth Town Hall designating the property as a two family, noting the sewer connection is listed as a single sewer.

When questioned by Jim Klaneski, Kyle Wood stated there was city sewer in the road, but this structure uses a well and would probably be increasing the storage tank to get more volume; a brief discussion followed. Kyle Wood stated the property has a drilled well with a submersible pump.

When questioned by Gary Gallagher, Kyle Wood stated the house has been a two family all along with two entrances and that he just wants to bring the structure up to code.

Gary Gallagher made a motion, seconded by Jim Klaneski, to close the Public Hearing for the Application of property owner Kyle Wood for Special Permit for property at 10 South Street/Assessor Parcel Number 043-061-037, per Section 4.B. Two Family Attached, and Section 4.C. Number 4 in Notes to Table of General Bulk Regulations, to establish existing dwelling as Two Family. This motion was approved unanimously.

Application of property owner Joel Kuczenski for Special Permit/Site Plan for construction of Accessory Building per Zoning Regulation Section 4.A.3.iii. at 139 Schroback Road/Assessor Parcel Number 018-015-024D

Joel Kuczenski stated he wanted to put up a garage, alongside his driveway, all conforming with no variances required as far as offsets.

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Public Hearing-10 South Street Cont'd.

Joel Kuczenski stated the property is five and one half acres; is more than 50 feet off the property that faces Schroback Road and more than 25 feet off the side yard. Joel Kuczenski stated this will be a single story, three bay garage.

Margus Laan stated that the location of the accessory/garage building does meet the regulation setback requirements, noting this property is a rear lot and briefly elaborated.

Margus Laan stated that in reference to the well and septic compliance, Torrington Area Health had given their approval. Margus Laan stated regarding the soil and erosion, the property is relatively flat. Margus Laan stated that Public Works Director Joe Sopczneski will inspect the property and make his recommendation(s). Margus Laan briefly discussed the XLI Provision (exception clause for a proper site plan drawn up by a professional with a major construction project) and briefly elaborated.

Joel Kuczenski stated that he has the original as-built mylar, which has the topography on it.

When questioned by George Castle, Kate Losey stated everything was in order.

When questioned by Jim Klaneski, Joel Kuczenski stated the garage is 22 feet at the peak.

Kate Losey stated this height is more reason for a Special Permit.

Margus Laan stated he was in agreement with Kate Losey due to the square footage and height.

Jim Klaneski made a motion, seconded by Mike Gutowski, to close the Public Hearing for Special Permit/Site Plan for construction of Accessory Building per Zoning Regulation Section 4.A.3.iii. at 139 Schroback Road/Assessor Parcel Number 018-015-024D. 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

No report.

Review, deliberate and motion and vote to approve, to amend or to reject the minutes of Regular Meeting of September 24, 2026

Margus Laan stated the minutes were not sent out due to a technical glitch this week.

Acceptance of September 24, 2026, Planning and Zoning Commission Minutes Cont'd.

Sue Murawski made a motion, seconded by Mike Gutowski, to table the September 24, 2026, minutes until the next scheduled Regular meeting of the Planning and Zoning Commission. This motion was approved unanimously.

Section 8-24 Review of Property at 8 Lakeview Road/Assessor Parcel Number 081-130-024: Town owned property acquired through foreclosure-Ought to keep or okay to sell? Municipal Improvement Review per Section 8-24 of Connecticut General Statutes; per discussion of Real Estate Committee September 17, 2026, Meeting

Jim Klaneski made a motion, seconded by Sue Murawski, to place agenda item "*Section 8-24 Review of Property at 8 Lakeview Road/Assessor Parcel Number 081-130-024: Town owned property acquired through foreclosure-Ought to keep or okay to sell Municipal Improvement Review per Section 8-24 of Connecticut General Statutes; per discussion of Real Estate Committee September 17, 2026, meeting*" after agenda item "*Deliberation and Decision of Public Hearing Applications.*" This motion was approved unanimously.

Application of property owner Kyle Wood for Special Permit for property at 10 South Street /Assessor Parcel Number 043-061-037, per Section 4.B. Two Family Attached, & Section 4.C. Number 4 in Notes to Table of General Bulk Regulations, to establish existing dwelling as Two Family

Gary Gallagher made a motion, seconded by Sue Murawski, to approve the Application of property owner Kyle Wood for Special Permit for property at 10 South Street /Assessor Parcel Number 043-061-037, per Section 4.B. Two Family Attached, & Section 4.C. Number 4 in Notes to Table of General Bulk Regulations, to establish existing dwelling as Two Family, as presented. This motion was approved unanimously.

Application of property owner Joel Kuczenski for Special Permit / Site Plan for construction of Accessory Building per Zoning Regulation Section 4.A.3.iii. at 139 Schrobach Road / Assessor Parcel Number 018-015-024D

Sue Murawski made a motion, seconded by Mike Gutowski, to approve the Application of property owner Joel Kuczenski for Special Permit / Site Plan for construction of Accessory Building per Zoning Regulation Section 4.A.3.iii. at 139 Schrobach Road / Assessor Parcel Number 018-015-024D. This motion was approved unanimously.

Section 8-24 Review of Property at 8 Lakeview Road/Assessor Parcel Number 081-130-024: Town owned property acquired through foreclosure-Ought to keep or okay to sell? Municipal Improvement Review per Section 8-24 of Connecticut General Statutes; per discussion of Real Estate Committee September 17, 2026, Meeting

Section 8-24 Review of Property at 8 Lakeview Road Cont'd.

Margus Laan stated the Town acquired property at 8 Lakeview Road by a tax foreclosure in 2018, noting the lot is situated between #10 Lakeview Road and #6 Lakeview Road and briefly elaborated on the history of the creation of the Lakeview Road lots. Margus Laan stated that Ciro De Silvo, who is constructing a home at 6 Lakeview Road, would also like to purchase 8 Lakeview Road, which would double the size of his parcel. He further stated that Ciro De Silvo recognizes he would not be able to build on the 8 Lakeview Road property. Margus Laan stated that in order to sell this property there has to be authorization under the 8-24 review to decide if the Town should sell or keep the lot in order to be logical and consistent with the Plan of Conservation and Development.

When questioned by George Castle, Margus Laan stated there is no structure on the property at 8 Lakeview Road and that it is an open field.

Connie Kapralos stated that when the Town owns property the State law says it has to go out to bid before it can be sold if the Town does not need it. Margus Laan stated that he is aware of this law, noting the sale hasn't gotten that far as yet, and elaborated on the process and cited examples for the Commissioners should the 8-24 be approved by the Planning and Zoning Commission.

When questioned by George Castle, Kate Losey stated that she does not see a reason for the Town holding onto the property.

When questioned by Sue Murawski, Margus Laan stated the Town has a drainage easement immediately north of 8 Lakeview and briefly elaborated.

When questioned by Gary Gallagher, Margus Laan stated the lot has to be consolidated with Ciro De Silvo's 6 Lakeview Road property and according to zoning regulations when there are two non-conforming properties (one has a building/one does not) and they are undersized, they merge together under the same ownership. Margus Laan stated that Ciro De Silvo is very aware that he cannot build on this lot and that the two properties would have to be merged.

When questioned by Mike Gutowski, Kate Losey stated if anyone else were to buy 8 Lakeview Road it would still be an unbuildable lot.

When questioned by Town Council Liaison Ron Tiscia, Margus Laan stated a shed could be put on the property at 8 Lakeview Road.

Mike Gutowski made a motion, seconded by Sue Murawski, to approve the sale of 8 Lakeview Road per Section 8-24 Review of Property at 8 Lakeview Road/Assessor Parcel Number 081-130-024: Town owned property acquired through foreclosure, as requested by the Plymouth Real Estate Committee, with the notation that the lot is not buildable. This motion was approved unanimously.

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Large Scale Solar Moratorium-39 Days to Go

George Castle stated there is a lot to discuss regarding the requirements for large scale solar arrays. George Castle stated a concern that came up at this evening's previous Capital Improvements Committee meeting was the question of what happens with solar fields that are abandoned and remain dormant like a junkyard. He further stated that there needs to be wording that the owners would be responsible for decommissioning them. George Castle stated he would like this agenda item handled at one Regular meeting.

Jim Klaneski stated the meeting should not be long because Margus Laan had prepared a packet, which he had distributed at a previous meeting. He further stated it has been a while, and he needs to review it as well; a brief discussion followed.

Connie Kapralos stated that the Preston Road solar field's agreement noted that the solar people were responsible for removing the solar panels at the end for the agreement. She further stated this would change if the solar field was sold.

Kate Losey stated the Town should be able to request a decommissioning bond be provided but would need to be looked into. She further stated while looking at changing the Zoning Regulations, this topic could also be looked at, noting it could also include everything from geothermal to wind and briefly elaborated.

Connie Kapralos questioned if a bond could expire, citing a previous school solar project where it did.

Mike Gutowski stated the CT Siting Council can just overrule the Town, but the Commission could still make some rules that would keep the town as protected as possible.

George Castle requested Kate Losey also bring any information she might have on this agenda item for the next meeting.

Jim Klaneski made a motion, seconded by Sue Murawski, to table this agenda item until the next scheduled Planning and Zoning Commission meeting on October 22, 2026. This motion was approved unanimously.

Discussion-Potential meeting dates for Public Hearing(s) on Zoning Regulation Update Amendments

Margus Laan stated in order to have a Public Hearing on an amendment regulation, the amendment has to first go the Council of Governments and must be provided to them 30 days prior to the Town's Public Hearing. He further stated he would need to get the documents to NVCOG by Monday, October 12, 2026. and briefly elaborated.

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Potential meeting dates for Public Hearing Zoning Regulation Update Amendments Cont'd.

George Castle stated that the meeting could be held on an alternate date/Special meeting; a brief discussion followed.

Jim Klaneski made a motion, seconded by Sue Murawski, to hold a Special Planning and Zoning Commission meeting on Tuesday, December 3, 2026, at 6:00 p.m., to discuss Zoning Regulation Update Amendments. This motion was approved unanimously.

Kate Losey stated the Moratorium would be held separately from the Zoning Regulation update Amendment, noting this would be a good plan.

Commission Discussion, Staff Discussion and Other Items before the Commission

When questioned by Mike Gutowski, Margus Laan stated that the Applicant for 15 Hosier did not explain his reasoning for pulling his application.

When questioned by Connie Kapralos if there were any updates on the Sandra Avenue issue, Kate Losey stated the Inland-Wetlands meeting scheduled for last night was cancelled due to the lack of a quorum. Kate Losey stated the Inland-Wetlands Commission is working on getting additional members, noting that the next meeting will be held on October 21st. Kate Losey stated she did receive the report from Cynthia Rabinowitz, Soil Scientist, Northwest Conservation District, noting they could not find evidence of wetland soils, but they do know that the low lying area is in the flood plain and is an issue. Kate Losey stated they were doing work in the regulated area. Kate Losey stated the Commissioners are still reviewing and are looking at other options, noting they may make a determination at the October 21st meeting.

When questioned by Town Council Liaison Ron Tiscia, Margus Laan stated that John Casanova, Casanova Distributors, was talking about expanding his business downhill from his current location, noting the property was hard to access from Preston Road. Margus Laan stated that John Casanova had closed the Cleveland's Country Store building and had placed containers on the property.

Kate Losey stated that John Casanova has a Special Permit, which included moving the storage containers to the 333 Preston Road property as part of his expansion to the factory warehouse. Kate Losey stated Casanova Distributors are in the process of getting Inland-Wetlands Approval. Kate Losey stated that there is a wetlands buffer on the property and there is a procedure for flagging the area, noting they will get approval for limited clearing with a 30 foot buffer from the road. Kate Losey stated they will also be changing how parking will happen at that site due to problems getting vehicles to the back where the berm and utility fencing structure is currently located and briefly elaborated.

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Commission Discussion, Staff Discussion & Other Items before the Commission Cont'd.

Kate Losey stated once an 18 wheeler can get back to that area, the storage containers will be moved there and then they will take the appropriate construction sequence from that point. Kate Losey stated that there are other barriers, but they are working on them as quickly and as closely as they can with the company.

When questioned by George Castle, Kate Losey stated Land Use was able to find the Certificate of Occupancy for the Terryville Lions Club for their new Maintenance building, however they are still looking for the accompanying "as-built". She further stated that one of the two Interim Zoning Officials signed off on the CO and they are confident they will locate the as-built paperwork.

George Castle stated that Town Councilwoman Sue Boilard had just entered the meeting at 7:58 p.m.

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

No report.

Adjournment

There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Mike Gutowski made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to adjourn at 7:59 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale

Patricia A. Hale
Recording Secretary