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Town of Plymouth **Plymouth Town Council**
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Minutes **August 4, 2026**

Call to Order: Mayor David Sekorski called the scheduled August 4, 2026, Plymouth Town Council Regular Meeting to order at 7:00 pm, in the Assembly Room, Plymouth Town Hall.

Roll call: Present were: Mayor David Sekorski, Councilman Ron Tiscia, Councilman Joe Green, Councilwoman Sue Boilard, and Councilman TJ Zagurski.

Excused absence: Councilman Ray Engle

Fire Exit Notification:

Mayor Sekorski noted the Fire Exits for the record.

Pledge of Allegiance:

Mayor Sekorski led the Plymouth Town Council and the Public Audience in the Pledge of Allegiance.

Invocation:

Mayor Sekorski gave the Invocation and stated God Bless the Town of Plymouth and the United States of America.

Accept Meeting Minutes from July 20, 2026 Special Meeting:

A motion was made by Councilman TJ Zagurski, seconded by Councilman Joe Green to accept the minutes from July 20, 2026. This motion was approved unanimously.

Public Comment on Agenda Items:

Mayor Sekorski opened the floor for public comment on agenda items. No members of the public came forward, and the mayor noted that comments could also be made during the non-agenda public comment period.

Lana Harrison from NVCOG on POCD

Mayor Sekorski welcomed Lana Harrison, Supervising Community Planner from the Naugatuck Valley Council of Governments (NVCOG), who presented an update on Plymouth's Plan of Conservation and Development (POCD). Mayor Sekorski offered a brief background, noting that

Plymouth entered into a contract with NVCOG in the fall of 2025 to complete the POCD, which is required by state law every ten years and is currently overdue.

Overview of the POCD Process

Ms. Harrison introduced herself and noted that her colleague, Emely Ricci, was unable to attend. She explained that while she and Ms. Ricci are the primary contacts for Plymouth's steering committee, they are supported by a broader NVCOG team covering mapping, communications, environmental, transportation, and brownfields expertise.

Ms. Harrison reminded the Council that the POCD is a policy document housed under Plymouth's Planning and Zoning Commission. It is an opportunity for the town to assess where it has been, where it currently stands, and where it wants to go over the next decade. Key topic areas include affordable housing, drinking water protection, agricultural preservation, mobility and transit, and general land use.

Planning Phases and Current Status

The process is organized into four phases. Phase 1 (Community Assessment) and Phase 2 (Planning and Drafting) represent the bulk of the work, with Phases 3 and 4 covering review, formatting, and adoption. Ms. Harrison reported that Plymouth is currently nearing the end of Phase 1, which she acknowledged may seem slow but reflects the depth of foundational work required.

Steering Committee Activity

The steering committee has been meeting monthly since March 2026. Activities to date have included a process overview, stakeholder identification, a digital engagement plan, a demographic exercise titled "Who is in Plymouth?", targeted community engagement planning, and a STEEPLE analysis (examining sociological, technological, economic, environmental, and related factors). The July meeting focused on an open space inventory prepared by NVCOG, presenting maps of protected, unprotected, and undetermined open space across Plymouth.

Key takeaways from the steering committee included: establishing an open space percentage goal aligned with state best practices; the need for sidewalk improvements and improved transportation connectivity both within Plymouth and to neighboring towns; a desire for greater cohesion between Terryville and Plymouth main streets along Route 6; concerns that limited housing options may be driving residents away or discouraging new families from moving in.

Stakeholder Interviews and Survey Results

Ms. Harrison shared preliminary findings from 11 stakeholder interviews (out of 17 contacted) and a community survey, noting this was a preview that had not yet been formally presented to the steering committee.

From the interviews, consistent themes included: a strong social network but weak cohesive town identity; underutilized sewer capacity; a lack of local employment opportunities; an aging population with a need to attract younger families and working adults; and a need for more community and recreation space.

The stakeholder survey highlighted road quality and maintenance, parking, and sidewalk improvements as top infrastructure priorities for downtown. Fifty-three percent of respondents felt Plymouth has enough open space, while thirty-five percent supported expanding housing types, and forty-one percent disagreed that the needs of youth were being adequately met.

Looking Ahead

Ms. Harrison described the upcoming shift toward an integrated "action principles" framework, rather than siloed topic sections, to reflect the interconnected nature of planning issues. Upcoming activities will include a land use analysis, deeper community and stakeholder engagement review, targeted outreach to identified community groups (including the Terryville Lions Club, Early Childhood Council, and faith communities), drafting a vision statement, and hosting a youth summit.

Council and Public Discussion

Councilwoman Sue Boilard raised the work of a newly formed town committee conducting its own inventory of available land and buildings and asked whether the two efforts could be coordinated. Ms. Harrison welcomed the collaboration and noted the NVCOG open space inventory is publicly accessible on the NVCOG website.

Councilman Joe Green raised the historical issue of sewer infrastructure limiting development approvals, referencing cases from 15–20 years ago where projects were approved but could not proceed due to septic-versus-sewer restrictions in certain zones.

Ms. Harrison acknowledged the complexity, noting the stakeholder interviews had surfaced that Plymouth's sewage treatment capacity is currently underutilized in overall volume, but that certain pump stations are at capacity, and that the cost of sludge disposal is expected to increase.

Mayor Sekorski elaborated on the aging infrastructure challenges downtown, noting that available capacity and the ability to physically move flow through the system are distinct considerations.

Connie Kapralos asked whether NVCOG could intervene with the State Siting Council regarding a recently approved solar project on an apple orchard.

Ms. Harrison clarified that NVCOG's role is prospective planning rather than advocacy on already-approved projects, and that the more appropriate mechanism would be working with the steering committee to identify preferred and non-preferred areas for solar development and reviewing related zoning.

Mayor Sekorski added that when the town first received notification of that project, NVCOG confirmed the matter fell outside its jurisdiction, and suggested that organizations such as the Connecticut Conference of Municipalities (CCM) and the Council of Small Towns would be better suited to pursue legislative changes to the Siting Council process.

Councilman TJ Zagurski questioned whether NVCOG had engaged with the sewer commission directly rather than relying on survey data, noting a potential $60 million infrastructure upgrade under discussion.

Ms. Harrison clarified that the team spoke with a staff member from the Water Pollution Control Authority rather than the full commission and acknowledged that further engagement may be warranted.

Patty DeHuff asked if the town has to conform with state statutes.

Ms. Harrison confirmed that town plans must reference and demonstrate general alignment with state plans, but that state goals are not strictly binding at the local level. For example, Connecticut's twenty-one percent open space goal is a statewide target, not a mandate imposed on individual municipalities.

Patty DeHuff asked if Plymouth was being targeted as a "15-minute city."

Ms. Harrison confirmed this was not a specific planning framework being applied to Plymouth, though proximity of services to residents is generally best practice.

Mayor Sekorski thanked Ms. Harrison for the presentation, expressed appreciation for the broader NVCOG team's support, and acknowledged the steering committee members for their continued participation.

Boards and Commissions – Resignation/Appointments

Mayor Sekorski presented two reappointments for Stephen Mindera, who serves on both the Historic Properties Commission and the Housing Board of Appeals.

Historic Properties Commission

A motion was made by Councilman Ron Tiscia, seconded by Councilman Joe Green to reappoint Stephen Mindera to the Historic Properties Commission with a term ending August 1, 2029. This motion was approved unanimously.

Housing Board of Appeals

A motion was made by Councilman Joe Green, seconded by Councilwoman Sue Boilard to reappoint Stephen Mindera to the Housing Board of Appeals with a term ending September 1, 2028. The motion was approved unanimously.

Mayor's Report:

This evening's mayor's report will cover four topics: town hall renovations, facility planning, finance department activities and road repair updates:

Our facilities crew has removed all the shelving and furniture from the main area; they also cleared the attached storage room of various materials used by the parks and recreation. Funding for the renovation was encumbered from the 2026 budget, specifically from facilities maintenance, police equipment and supplies line, as well as 2027 building facilities budgets. The public works director and his team are doing the bulk of the work. We are utilizing one of the town's current vendors to deep clean and paint the new space. We are also using this opportunity to declutter, clean and paint the patrol officer's area as part of this effort. This project has enabled us to do some much needed storage reorganization, cleaning and renovation of many existing workspaces and offices. While this is underway, we will be performing the security camera upgrades that were planned and budgeted for in the IT (information technology) budget. I am working with the public works director and the Superintendent of Schools to find space to replace the Senior Lounge. I recognize this will cause some inconvenience for our parks and rec department and organizations who utilize this space. The police department and I want to extend our sincere gratitude to our citizens and park and recreation director for their cooperation and understanding. The existing working conditions for our police officers and support personnel were simply unsustainable and needed to be addressed.

Our new Facility and Planning Committee has met twice and will be conducting an inventory, assessment of the conditions, and utilization for all town buildings and schools. The mayor's office is committed to support this effort in any way possible. In order to form a comprehensive plan and strategy for the use of existing facilities and /or construct new facilities, particularly for the needs of the police department, this is an important first step.

I would like to inform the Town Council and the public we are in the final phase of completing the 2025 audit. Unfortunately, we are a couple months behind our original planned completion date. I have met with our finance department staff and the audit firm to discuss the status of the audit and what steps will be needed to finish 2025 and complete the 2026 audit by the end of this year. Steps may include bringing in additional consulting assistance and having members from the audit firm on site beginning late August or September. All necessary filings for extension have been made to the State Office of Policy and Management. Along with working on day-to-day tasks and the audit, the finance team participated in a week-long training with Board of Education office staff on our financial recording system and software. We believe we are underutilizing the current system and are hoping to increase our operational efficiency. We also plan to use the current system for payroll processing and stop using ADP, which will reduce expenses.

Finally, I would like to provide some updates on the road maintenance program and the work included in the bond package. There have been several inquiries regarding the road work underway. The plan is to provide maintenance to roads before they become worse by using 'chip sealing' techniques while performing major repair and or replacement as budget allows. With

respect to bond work, the Farms area and North Street repairs are well underway and the planning for Todd Street bridge replacement is on schedule. I am happy to report all the openings in the highway department have been filled. We are fully staffed. The Route 6 project continues to move forward and we expect to get a schedule update this week. As soon as we have the schedule for the major replacement of the roadway between Prospect St. and Park St., we will get the information to the public. Just a reminder this work will be done nightly and detours for through traffic will be set up each night. Regular traffic flow will be restored daily.

As always please contact the mayor's office with any questions.

Town Council Liaison Reports:

Councilman TJ Zagurski reported that Public Works has been operating at full capacity, pursuing multiple road projects simultaneously. Paving on North Street and South Eagle is expected within the next one to two weeks, followed by work at the Farms. Chip seal sweeping and final preparations are also imminent. The Water Pollution Control and Zoning Board of Appeals meetings were cancelled for the month. Park and Recreation's summer camp is ongoing, and planning for the October Lanterns on Lake Winfield event is underway.

Councilwoman Sue Boilard reported that the Human Services Commission meeting was brief with no significant items to relay. The Fire Commission continues to seek applications for volunteer firefighters, noting that applicants must go through a suitability assessment and complete Firefighter 1 school. The Police Commission discussed ongoing concerns related to traffic, parking, and pedestrian safety around Nash in the Ville area near the Main Street construction zone. She also noted the Municipal Facilities Planning Committee' has met twice, where their focus was on gathering data on available land and town buildings.

Councilman Joe Green reported he attended an Economic Development Commission meeting where SLR presented on the downtown transformational plan. He also noted that the Code Enforcement meeting is scheduled for this Thursday at 10:30 AM.

Councilman Ron Tiscia reported he did not attend the Planning and Zoning meeting as he was on vacation. He noted that the Board and Education and library did not meet.

Public Comment on Non-Agenda Items:

Connie Kapralos addressed the Council regarding the reduction of hours for the town planner. She emphasized what the town planner's responsibilities are, which include attending Economic Development, Planning and Zoning, Inland Wetlands, and Code Enforcement meetings, managing a full-time office alone, posting legal notices, and reviewing applications for regulatory compliance. She expressed concern that reducing these hours creates accountability gaps and risks for the town and noted that the planner routinely sends work emails after hours and on weekends. She urged the mayor and council to reconsider the decision in light of these demands.

Patty DeHuff thanked Mayor Sekorski for allowing public members to ask questions during the NVCOG presentation, calling it a model for informed public participation. She noted that under prior administration, the town charter permitted public input throughout meetings and encouraged the Council to adopt similar allowances through council rules and procedures. She also suggested that public comment on non-agenda items be moved earlier on the agenda to improve accessibility for residents who may not be able to stay until late in the meeting.

Melanie Church, 328 Main Street - raised concerns about adherence to the town charter. She argued that the town charter designates the Council — not the mayor — as the town's legislative authority and that recent actions have not followed the charter's prescribed process, including requirements for council approval and board of finance review for expenditures over certain thresholds. She expressed concern about the lack of financial transparency and the state of the town's audits, noting that audits have not been completed in a timely manner for many years. She cited as an example what she described as improper charges to the sewer department under the extra duty fund. She called for a public meeting dedicated to reviewing the charter in full and urged all council members to have a copy of the charter available at meetings.

Town Council Comment:

Councilman Ron Tiscia had no comments.

Councilman Joe Green commended the Public Works Director for his responsiveness to both council members and residents, particularly on safety-related concerns stemming from the ongoing road construction.

Councilwoman Sue Boilard had no comments.

Councilman TJ Zagurski raised three items. First, he asked for a status update on ongoing negotiations for the property adjacent to town facilities.

Mayor Sekorski responded that the selling price remains under discussion, and that the owner has requested a deposit to hold the property. The mayor is working with the finance department to determine the feasibility of that arrangement and noted that a prior revolving property fund no longer exists. If an agreement is reached, the purchase price will exceed the $50,000 threshold requiring sequential approval by the Board of Finance, the Town Council, and a Town Meeting.

Councilman TJ Zagurski requested a cost breakdown of the police department renovation project.

Mayor Sekorski confirmed he will get this information from the Public Works Director and will be provided.

Councilman TJ Zagurski asked about the upcoming monthly DOT meeting.

Mayor Sekorski stated that the Public Works Director has made a request to the state to encourage the Route 6 contractor to focus on completing one section at a time, rather than simultaneously disrupting multiple locations, which has caused community frustration.

Adjournment:

There being no further business of the Plymouth Town Council, a motion was made by Councilman Joe Green, seconded by Councilman Ron Tiscia, to adjourn at 8:00 p.m. This motion was approved unanimously.

Respectfully Submitted,

Linda Schnaars
Acting Recording Secretary