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Real Estate Committee
Tel: (860)585-4001

Lincoln Kumpaske
TOWN CLERK

Minutes

July 15, 2026

Call to Order: Real Estate Committee Chairman Dan Gentile called the July 15, 2026, Real Estate Committee Special meeting to order at 10:00 a.m., in the Assembly Room, Plymouth Town Hall.

Roll Call: Present were Real Estate Committee Chairman/Member Dan Gentile, and Real Estate Committee Member Janet Laviero. Excused Absence: Real Estate Committee Member Joe Green and Tax Collector Pam Pelletier. Also in attendance was Director of Planning and Economic Development Margus Laan.

Fire Exit Notification

Real Estate Committee Chairman Dan Gentile noted the Fire Exits for the Real Estate Committee Members and the Public Audience.

Pledge of Allegiance

Director of Planning and Economic Development Margus Laan led the Real Estate Committee and the Public Audience in the Pledge of Allegiance.

Public Comment

Melanie Church, 328 Main Street, Terryville, stated she wanted to see everything advertised, noting Bristol and Plainville advertise everything, including commercial properties.

Dan Gentile stated the Real Estate Committee had this same discussion last month and also covered discussion regarding real estate signage to help advertise.

Tax Collector's Report

No report.

Discuss and take action on Town Owned Properties (Executive Session, as may be necessary)

Margus Laan distributed a comprehensive listing of Town Owned and private properties with property owner's names included. Margus Laan stated the listing was from December 2024 and that former Assessor Rae Ann Walcott had given him the listing, noting he had sorted it by ownership and address. Margus Laan stated the list was out of date, citing 490 Hill Road being listed as Town owned property when in fact it has been sold. Margus Laan stated that 93 and 95 Eastview Road were on the east side of Fall Mountain Lake and have also been sold and should not be on the listing.

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Town Owned Properties Discussion (Executive Session, as may be necessary) Cont'd.

Margus Laan stated for easier reading he combined all the properties on Hosier Road and Highland Road enabling the Real Estate Committee Members to quickly view where the property is located, including parcel numbers and classification. Margus Laan stated that some of the properties are useful land, i.e., the High School, Town Hall properties, Maintenance properties, Department of Public Works facilities, as well as the Town owned land that is vacant.

Janet Laviero stated 3 Knight Lane reads as commercial property, noting the Real Estate Committee needs to be careful that some properties are not Open Space as we are required to keep them, not sell them. Janet Laviero stated if the property reads as commercial but is located in a residential neighborhood then those properties need to be investigated further to ensure they are actually Town owned properties that are available for sale. Janet Laviero stated we also need to ensure the properties are not Open Space or retention ponds, etc. She further stated there have been instances whereby the Town was required to keep Open Space and the Town tried to sell the land.

When questioned by Dan Gentile as to why 3 Knight Lane shows the 9.732 acres as being commercial, Margus Laan stated that he would go into the Assessor's GIS System, find the property and identify where it is, which will enable him to know what Dan Gentile is talking about.

Per Dan Gentile's request, Margus Laan distributed copies of Highland Road and Summit Ridge Town owned properties, which also show the right of ways. Margus Laan stated the map shows the Fall Mountain Lake multiple Town owned parcels that need to be put together and assembled. He further stated they are in one of the two Lake Districts and that technically speaking, there are Zoning Regulations that require vacant non-conforming parcels to be merged together when they are owned by the same entity (the Town in this case). Margus Laan stated the distributed maps also provide the understanding of the topography, the vacancy and how treed the properties are.

When questioned by Dan Gentile, Margus Laan stated the Fall Mountain Lake parcels that the Real Estate Committee has been trying to sell are shown as numbers 1/Lot 65-3, 3/Lot 65-2, 5/65-1, 7/Lot 65-A, 9/Lot 65, and 11/Lot 64.

Brian Kopcha, 38 Crestview Road, Terryville, stated that his company was approached to put up an Urgent Care/Medical type building on the Mayfair property located at 142-151 Main Street, Terryville. Brian Kopcha stated he has had communication with the interested party, noting they would be putting up a 5,000 square foot metal building with a front facade that would be presentable.

When questioned by Janet Laviero if the building would be constructed close to the road, Brian Kopcha stated that it is such a small type lot they will have to play with it.

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Town Owned Properties Discussion (Executive Session, as may be necessary) Cont'd.

Brian Kopcha stated that parking for the property was the biggest problem. He further stated they would be discussing additional parking with the building on the right hand side of the property.

Dan Gentile stated that CVS in Bristol had put a culvert in because of the water issue that ran through their property and questioned if Brian Kopcha had considered that option, noting it would provide additional parking.

Brian Kopcha stated they have thought about it, noting cost and permitting would be the biggest issue, noting there were a few ways to do it, including a box culvert and briefly elaborated.

When questioned by Janet Laviero, Brian Kopcha stated they would erect the building and lease it out and would remain as the Owner.

When questioned by Dan Gentile, Brian Kopcha stated if the Urgent Care facility fell through, the property could be for office space, or some kind of drive-through specialty shop, noting it was a difficult area to put something in.

Janet Laviero stated she felt Brian Kopcha's idea was one of the better ones that have surfaced, noting there was interest in a Roma Joe's but that was before she became a Real Estate Committee Member.

Dan Gentile stated the closest Urgent Care to the Mayfair site would be on Farmington Avenue in Bristol; noting that people are using Urgent Care facilities a lot more because Urgent Care facilities are easy in and out.

Brian Kopcha and Dan Gentile both stated a lot of space is not needed for Urgent Care facilities.

When questioned by Janet Laviero, Brian Kopcha stated there isn't an average term for leases, noting they are all different. He further stated 10 years is longer than a standard lease term.

Janet Laviero stated the Real Estate Committee wants to keep the tenant in place for a longer term.

Brian Kopcha stated he was in agreement, noting once a tenant leaves it would be much harder to get someone else into the building, noting it is not an easy area to get people into.

Janet Laviero stated the Real Estate Committee knows that it has been a problem bringing people in, noting it is kind of a "Beggars can't be choosers" type deal. She further stated if we have the opportunity to build something unique and a little different, the Real Estate Committee has to try to make it work to the best of its ability. She further stated that the Town does not need another coffee shop.

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Town Owned Properties Discussion (Executive Session, as may be necessary) Cont'd.

When questioned by Janet Laviero, Brian Kopcha stated that the front of the building will have a modern look and the three metal sides will not be visible.

When questioned by Janet Laviero, Margus Laan stated there is a grant targeted at trying to make aesthetic improvements and improve the way the downtown area looks, which would make it more enticing for businesses to invest in. Margus Laan stated the property is located in the Village District, and the Zoning Village District regulations have design regulations and guidelines about what a building is supposed to look like. He further stated that it should have a traditional, colonial look to it, noting that something more contemporary would require brick, stone, old-fashion looking vinyl siding, etc.

Dan Gentile stated all of this information would be shown on the prints and would have to meet code, etc., as well.

Margus Laan stated that Brian Kopcha also owns property on Lassy Court in the Industrial Park.

Janet Laviero made a motion, seconded by Dan Gentile, to move into Executive Session at 10:20 a.m., to discuss the sale of Town Owned Properties, and to invite Brian Kopcha into the meeting. This motion was approved unanimously.

Present for the Executive Session were Dan Gentile, Janet Laviero, and Brian Kopcha.

Dan Gentile called the Real Estate Committee back into Regular Session at 10:37 a.m.

Action, as may be necessary, from Executive Session

No action taken.

Adjournment

There being no further business of the Real Estate Committee, Real Estate Committee Member Janet Laviero made a motion, seconded by Real Estate Committee Chairman Dan Gentile, to adjourn at 10:38 a.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale

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Recording Secretary