

TOWN OF PLYMOUTH
LAND USE DEPARTMENT
Telephone: 860-585-4043
Email: landuse@plymouthct.us
<http://www.plymouthct.us>

PLYMOUTH, CT
TOWN CLERK'S OFFICE
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2026 AUG -5 PM 4: 33

Linda Knyazske
TOWN CLERK

AUGUST 6, 2026
SPECIAL MEETING OF THE
PLANNING & ZONING COMMISSION
START TIME: 6:00 PM
ASSEMBLY ROOM, MAIN LEVEL, TOWN HALL
80 Main Street, Terryville, Connecticut

START OF MEETING PROTOCOL:

- i. CALL TO ORDER. ii. FIRE EXITS iii. PLEDGE OF ALLEGIANCE & iv. ATTENDANCE.

PUBLIC HEARING:

1. 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 & July 23, 2026; Full extension granted on July 23, 2026.
2. 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; continued from July 23, 2026.

REGULAR MEETING: PUBLIC COMMENT; RETURNING & NEW BUSINESS;
ANNOUNCEMENTS:

3. 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.
4. 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, June 11, June 25 (for extension only), & July 23, 2026; Time extensions granted June 25 & July 9 & 23, 2026.

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5. Oak Woods – Application & Modification Requests; property at 9 Scott Road / Assessor Parcel Number 0378-068-019A; Nine Scott Road Partners LLP.
 - a. Revision to Entrance Sign; Sandra Rubino, Haynes Construction
 - b. Request for Administrative Action on Trail & Parking Area.

DELIBERATION & DECISION ON PUBLIC HEARING & OTHER APPLICATIONS:

6. 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; applicant / property owner: Greenline Home Builders LLC; engineer: Alfred Benesch & Company.
7. 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.
8. 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, June 11, June 25, & July 23, 2026; Time extensions granted June 25 & July 9 & 23, 2026.

REGULAR MEETING: COMMISSION & STAFF DISCUSSION

9. Commission Discussion, Staff Discussion & Other Items before the Commission
10. Other items, as may properly come before the Planning & Zoning Commission.

ADJOURNMENT.

George Castle, Chairman