

Town of Plymouth

80 Main Street

Terryville, CT 06786

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2026 AUG 14 AM 10:14


TOWN CLERK

Planning and Zoning Commission

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Minutes

August 6, 2026

Call to Order: Planning and Zoning Commission Chairman George Castle called the August 6, 2026, Planning and Zoning Commission Special meeting to order at 6:00 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, Zoning Commission Member Jim Klaneski and Planning and Zoning Commissioner Sue Murawski. Also in attendance were Town Councilwoman Sue Boilard, Director of Planning and Economic Development Margus Laan, 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.

Public Hearing: 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 and July 23, 2026; Full extension granted on July 23, 2026

Will Walter, PE, Alfred Benesch & Company, provided a brief background on the history of his Plan Proposal, including Commission approvals, for the construction of the five dwelling unit multi-family building, with associated site improvement at 30 South Street, Plymouth. Will Walter stated all of the Public and Commissioner concerns had been addressed, including the comments from the third party Engineer (WMC Consulting Engineers). Will Walter stated he was present this evening representing the Applicant (Greenline Home Builders LLC) and requesting approval from the Commission.

When questioned by George Castle, Will Walter stated he would guess that it will take nine months to complete the project.

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Special Permit/Site Plan Proposal 30 South Street, Plymouth Cont'd.

Margus Laan stated he received the outstanding legal description this week for the open space/recreational area. He further stated a revision had been submitted for the area that was set aside for parks/recreation, noting the Commissioners had received the revisions previously this week and briefly elaborated. Margus Laan stated he had also received the Legal Declaration of Green Hill and had emailed it to all of the Commissioners, as well. Margus Laan stated Section 6.9 addressed the stormwater management facilities and read a brief excerpt from the document.

Margus Laan stated that Commissioners Gary Gallagher and Jim Klaneski had walked the site from a neighboring property (John Pare's) on July 1st and briefly elaborated.

When questioned by George Castle, Margus Laan stated the proposal had received approval from the WPCA, the Fire Marshal, Connecticut Water Company, and noted that the Police Department was a question of traffic in and out.

When questioned by George Castle regarding the square footage of each unit, Margus Laan stated there are five condos with three bedrooms on two levels.

When questioned by Connie Kapralos, Margus Laan stated when they get to the point of the actual construction, the bond will be discussed and briefly explained the permitting process to get to the bond level.

Victor Mitchell, 39 Hillside Avenue, Plymouth, stated he had multiple concerns with the project proposal and distributed his three-page correspondence covering his concerns. Victor Mitchell stated that he had requested a permeable driveway, installation of permanent test wells on the property, more than one well, backup generator for sewerage, stormwater management holding areas, monitoring and scheduling-including maintenance, HOA formation, Public Information on results, lack of monitoring, and questioned if all his concerns would be detailed in the vote of the Commission and in the deed or whatever material is submitted or will this just be a vote of approval/disapproval, noting he and the neighbors are not fools and have been down this road, and were present this evening to request protection assurance from the Town and Commissioners.

Connie Kapralos made a motion, seconded by Jim Klaneski, to close the Public Hearing for the 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 and July 23, 2026; Full extension granted on July 23, 2026

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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

Michelle Balzano, 408 North Street, Plymouth, stated she was present this evening because her Application had been continued from the July 23, 2026, Planning and Zoning meeting. She further stated she was still making the same request for livestock on her property. Michelle Balzano provided a hard copy of the numbers for the map to the Commissioners and briefly elaborated.

George Castle read Kelli Lombard’s (Sanitarian, Torrington Area Health Department) email as follows: Today we went out to 408 North Street to inspect the property. The manure pile is well kept and is kept more than 75 feet away from neighboring wells. Therefore, I do not have any concerns about contamination of wells in the area. All of the animals are in good shape, are clean, and well taken care of. All of the buildings that are on the property are pre-existing along with the arena for the horses and fences that are up. At this time, I do not see any public health violations on the property. If you have any questions or concerns, please feel free to reach out to me.

Gary Gallagher stated that he had visited the site at approximately 7:00 a.m. and did not hear much noise.

Sue Murawski stated she went by the property this morning and thought all of the animals had gone on vacation.

Tom Vitale, 390 North Street, Plymouth, stated that he did not have a problem with the Balzano’s getting a permit for livestock, noting his problem was with the roosters. He further stated the roosters have been a lot quieter for the past two weeks, noting they still go off at 5:00 a.m. Tom Vitale stated the roosters should not be allowed because of the noise, noting he can’t imagine the noise staying the way it is now because there is no one to govern the noise problem nor is there an Ordinance. Tom Vitale stated there is a five acre minimum because it is a noise nuisance.

Regina Vitale, 390 North Street, Plymouth, stated she appreciates the fact that the Commissioners drove by, noting there are mornings when the noise goes up and then goes down, but it is always present. Regina Vitale stated that it has been a little less noisy, noting maybe the pens were moved, but the roosters are still making noise at 5:00 a.m., and that they go off constantly. She further stated that she and her husband were afraid that after tonight’s Public Hearing they wouldn’t have anywhere else to complain and briefly elaborated.

When questioned by Gary Gallagher, Michelle Balzano stated they have seven roosters and would be in agreement to lowering the number of roosters on their property as a common courtesy. She further stated that she had actually listed two of the roosters as being available to anyone who would want them.

Application Michelle Balzano, Special Permit, 408 North Street, Plymouth, Cont'd.

When questioned by Gary Gallagher, Michelle Balzano stated it was questionable on knowing which baby chickens are actually hens or roosters; a brief discussion followed.

Tim Balzano, 408 North Street, Plymouth, stated they do not know if the chickens born on their property are hens or roosters until they mature.

Jim Klaneski stated he liked Gary Gallagher's recommendation of limiting the number of roosters allowed on the property. He further stated he would like it stipulated in the permit that there will not be more than two roosters (one being a backup) on the property at any given time and briefly elaborated.

Margus Laan stated the property is non-conforming, noting that according to the regulations only 4,530 square feet of the property can be used for the keeping of animals and the Balzano's layout is much higher than that footage. He further stated he had received numbers from Tim Balzano so he could document them into the record and briefly elaborated. Margus Laan stated the regulations are still relevant as to how many animals they can have on the property.

Connie Kapralos stated the Commissioners had not discussed the issue of peacocks, noting they are noisy animals and if the Town limits turkeys it should also limit peacocks. She further stated she was told by a person that they had an escapee peacock in their yard, and it was noisy.

Sue Murawski stated she lives behind the Vitale's, noting she also hears their peacocks and the ones from Schroback Road because her property is in between. She further stated she felt the birds speak to each other and they are not noisy to her, noting they are not loud and she likes them.

Tom Vitale stated the peacocks do not go off as often, but they are loud, noting the peacocks are not the issue, it's the roosters and briefly elaborated.

Jim Klaneski made a motion, seconded by Sue Murawski, to close the Public Hearing for the 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. 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

Stanley Klaneski, 20 Prospect Street, Terryville, stated he was unable to attend last month's meeting, but had submitted a letter and questioned if the Commissioners had opinions on it.

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Public Comment on Non-Agenda Items Cont'd.

Margus Laan stated that all of Stanley Klaneski's concerns had been addressed at the July 23, 2026, Planning and Zoning meeting and that he will get a copy of the minutes for him to review.

Melanie Church, 328 Main Street, Terryville, stated she almost hit a person walking from Nash in the 'Ville in her driving lane and briefly elaborated. Melanie Church stated making Holt Street one way will create a problem because of heavy traffic. Melanie Church stated the Planning and Zoning Commission should hold a Public Hearing for everyone affected by this parking issue.

George Castle stated the Public Works Department and the Police Commission are working on this issue and briefly elaborated.

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 and July 9, 2026; no discussion took place May 28, June 11, June 25 (for extension only), and July 23, 2026; Time extensions granted June 25 and July 9 and 23, 2026

Jacob Kolko, 10 Agney Avenue, Terryville, stated all of the objections that were received for the property at 10 Agney Avenue have been dealt with, including approval from the Fire Marshal for the Fire Plan and egress. He further stated the Fire Marshal had sent his approval in writing to Margus Laan.

Margus Laan stated the Fire Marshal had approved the creation of the units, as well as the access from the units.

When questioned by Sue Murawski, Margus Laan stated that was the only item the Commission was waiting for on this property. He further stated should the modification request be approved to increase the number of units, Jacob Kolko will need to submit the proper documentation to the Assessor Office because it changes what the properties are being assessed at; it changes what the value of the building is; it changes the number of units and how the units are being identified.

When questioned by Jim Klaneski, Margus Laan stated there is more than enough parking on the property as to what is required per unit.

When questioned by Gary Gallagher, Margus Laan stated the garbage issue had been taken care of and noted during the Code Enforcement meeting, which was held today, that issue had been resolved.

Jacob Kolko stated they had increased the garbage capacity by approximately 80 percent.

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Oak Woods-Application and Modification Requests; Property at 9 Scott Road/Assessor Parcel Number 0378-068-019A; Nine Scott Road Partners LLP/Revision to Entrance Sign; Sandra Rubino, Haynes Construction Company

Sandra Rubino, Haynes Construction Company, stated she was present this evening so she could walk the Commissioners through the concept of the requested signage for the entrance to the Oak Woods property. She further stated the sign would include the address, contact information and acknowledgement of the participants who funded the property. Sandra Rubino stated the sign will be 25 feet from Scott Road, which would provide a clean site line going left and right. Sandra Rubino stated the sign will also be double sided, noting the current marker on the property is a sign with an orange number nine/9 on it.

When questioned by George Castle, Sandra Rubino stated appointments to view the units has to be done by appointment during the daytime hours and briefly elaborated.

Gary Gallagher stated he has an issue with the sidewalk on the left hand side opposite where the signage will go. He further stated there is a nice cement pad for what he is assuming is for a bus stop shelter and then a gravel sidewalk all the way up to the first building. Gary Gallagher questioned how the stone sidewalk will be cleaned of snow in the wintertime, noting it is not ADA compliant.

Sandra Rubino stated it was a good question, but she was unsure of the answer.

George Castle stated we are currently discussing the signage, not the sidewalk.

When questioned by Jim Klanrski, Sandra Rubino stated they will maintain the required regulations for the square footage of the sign including the outside frame.

Oak Woods-Application and Modification Requests; Property at 9 Scott Road/Assessor Parcel Number 0378-068-019A; Nine Scott Road Partners LLP/Request for Administrative Action on Trail

Bob Green, Robert Green & Associates, Terryville, stated in 2014 the Developer of this property thought a private amenity to his project would be to have a walking trail through the woods, and that the Commission had approved it. He further stated then there was a change in ownership. Bob Green stated a lot of the trail does not meet the grades for a sidewalk and would not be ADA compliant. He further stated in lieu of the trail; he is present this evening to ask the Commission to allow for the option to eliminate the trail and allow for the development of the used area for light recreation. noting as a result of the elimination, Buildings #2, #3, and #4 would not be built at this time. Bob Green stated the issue of recreation or activity would be addressed should they want to build in the future and briefly elaborated.

Oak Woods 9 Scott Road Request for Administrative Action on Trail Cont'd.

When questioned by Gary Gallagher, Bob Green stated it would just be an open field for the present time where people could throw a frisbee, etc., noting this property was no longer for Senior Housing as it had been originally.

Bob Green stated that in 2014 the original approval for the property was granted, with the provision and requirement per the Army Corps of Engineers, that the curbing allowed for critters to walk from one side of the street to the other side. Bob Green stated the curbing is a different style for the first hundred feet going into the project, as well as the stone sidewalk. He further stated the stone sidewalk had been approved twice; once when the Army Corps of Engineers stipulated it and then by a former Planning and Zoning Commission.

Bob Green stated Margus Laan was correct in saying the trail had nothing to do with the critters; noting it was an amenity by the original Developer.

When questioned by George Castle, Bob Green stated the cement pad is approximately 8 feet by 20 feet, which would be big enough for a bus shelter.

Gary Gallagher stated that he was willing to eliminate the trail for a nice sidewalk.

Bob Green stated that eliminating the stone sidewalk would require the Army Corps of Engineers.

Jim Klaneski stated the stone could be removed, and the area could be left just as grass; a brief discussion followed.

When questioned by George Castle, Margus Laan stated if the sidewalk was a condition of the Army Corps of Engineers it would be difficult to change because they had their rationale for it versus if the trail was an amenity that the Commission was approving of at that time. He further stated this is a different issue for a different night.

Oak Woods-Application and Modification Requests; Property at 9 Scott Road/Assessor Parcel Number 0378-068-019A; Nine Scott Road Partners LLP/Request for Administrative Action for Parking Area

Bob Green stated the project was originally designed and approved for grades that exceeded five percent and that during the construction process additional non-required handicapped parking spaces were designed and briefly elaborated. Bob Green stated that in addition, they had designed a handicapped parking space at Building #1 and at the Clubhouse/Building #6 and one between Building #9 and Building #10.

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Oak Woods 9 Scott Road Request for Administrative Action for Parking Area Cont'd.

Bob Green stated that because the road had slightly changed in grade to allow for sidewalks to be built, the parking space set aside for handicapped parking exceeds the allowable of two percent and doesn't meet the requirements like the Owners want it to. He further stated a handicapped space is not required in this area and so they are asking that approval be granted to eliminate the extra, not required handicapped parking space and add a conventional parking space in the current space.

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

Referring to Victor Mitchell's letter of concern, Jim Klaneski stated he had read through the 65-page Homeowner's Association (HOA) Proposed Plan, noting all of Town Resident Victor Mitchell's concerns were addressed within it. He further stated the HOA Proposed Plan included water control, maintenance responsibility, as well as the formation of the HOA, itself, and briefly elaborated.

Jim Klaneski made a motion, seconded by Sue Murawski, to approve and grant the 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.

Discussion: When questioned by Connie Kapralos, Jim Klaneski stated all the responsibilities are written down in an agreement which each HOA participant will be required to sign off on.

Gary Gallagher stated that he would like Victor Mitchell's concerns about the stormwater and run off included within the motion.

Margus Laan stated there will be safe plan approvals in place and the HOA participants will be responsible for following the site plan approval for the project.

George Castle stated that the HOA will take action within their body, if there are any problems or concerns. Jim Klaneski stated this is standard for any HOA or Condo Association.

Margus Laan stated the plans did not include the neighbor's concerns however the project plans did get approval from WMC Consulting Engineers.

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Decision: Special Permit/Site Plan 30 South Street, Greenline Builders Cont'd.

Margus Laan stated that WMC Consulting Engineers had performed a two-phase analysis of the project, and they worked with Alfred Benesch & Company to come to a mutual agreement of a project that will work. He further stated that this project had gone through extensive review, noting that at one time the project was for nine units and that project was deemed not feasible. Margus Laan stated the five unit project is feasible and recognizes there are water flow concerns on the site.

Vote: George Castle/yes; Gary Gallagher/abstained; Mike Gutowski/yes; Jim Klaneski/yes; Sue Murawski/yes. Motion passed 4:1 in favor.

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

Jim Klaneski made a motion, seconded by Gary Gallagher, to approve the 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, with the provision that the farm does not have more than two roosters at any given time. This motion was approved unanimously.

Decision: 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 and July 9, 2026; no discussion took place May 28, June 11, June 25, and July 23, 2026; Time extensions granted June 25 and July 9 and 23, 2026

Sue Murawski made a motion, seconded by Mike Gutowski, to approve the request for property at 10 Agney Avenue/Assessor Parcel Number 049-077-007, for the 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, and July 23, 2026; Time extensions granted June 25 & July 9 and 23, 2026. This motion was approved unanimously.

Decision: Oak Woods-Application and Modification Requests; Property at 9 Scott Road/Assessor Parcel Number 0378-068-019A; Nine Scott Road Partners LLP/Request for Revision to Entrance Sign; Sandra Rubino, Haynes Construction

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Decision: Oak Woods, 9 Scott Road, Terryville Entrance Sign Request Cont'd.

Sue Murawski made a motion, seconded by Mike Gutowski, to approve the Oak Woods-Application & Modification Requests; property at 9 Scott Road/Assessor Parcel Number 0378-068-019A; Nine Scott Road Partners LLP/Request for Revision to Entrance Sign; Sandra Rubino, Haynes Construction. This motion was approved unanimously.

Decision: Oak Woods-Application and Modification Requests; Property at 9 Scott Road/Assessor Parcel Number 0378-068-019A; Nine Scott Road Partners LLP/Request for Administrative Action on Trail

Jim Klaneski made a motion, seconded by Sue Murawski, to approve the request for the removal of the Trail at Oak Woods-Application and Modification Requests; property at 9 Scott Road/Assessor Parcel Number 0378-068-019A; Nine Scott Road Partners LLP.

Vote: George Castle/yes; Gary Gallagher/no; Mike Gutowski/yes; Jim Klaneski/yes; Sue Murawski/yes. Motion passed 4:1 in favor.

Decision: Oak Woods-Application and Modification Requests; Property at 9 Scott Road/Assessor Parcel Number 0378-068-019A; Nine Scott Road Partners LLP/Request for Administrative Action for Parking Area

Jim Klaneski made a motion, seconded by Mike Gutowski, to approve changing the handicapped parking space to a regular parking space in the area between Building #7 and Building #8. This motion was approved unanimously.

When questioned by George Castle regarding the trail removal, Margus Laan stated this item will be explored at the Planning and Zoning Commission's September 10, 2026, meeting. Margus Laan stated he will investigate the Army Corps or Engineer's decision as to why they came to their conclusion and what fauna they were referring to that are subject to the situation.

Bob Green stated he will provide Margus Laan with the paperwork concerning the Army Corps of Engineers which he has in his file, noting he would defer to the Corps.

When questioned by Gary Gallagher, Bob Green stated the curbing was tumorous but a different shape; a brief discussion followed.

Adjournment There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Jim Klaneski made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to adjourn at 7:36 p.m. This motion was approved unanimously.

Respectfully Submitted, Patricia A. Hale, Recording Secretary