Town of Plymouth — **Municipal Facilities Planning Committee**
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PLYMOUTH
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Meeting Minutes
September 28, 2026

Call to Order: Chairperson Ann Marie Rheault called the scheduled September 28, 2026, Municipal Facilities Planning Committee Meeting to order at 5:00 p.m. at Plymouth Town Hall, Assembly Room, 80 Main Street, Terryville, Connecticut.

Roll Call: Chairperson Ann Marie Rheault, Vice-Chairperson Michael Audette, Committee Member Robert Green, Committee Member Joe Carey, and Committee Member/Sergeant Cesar Beiros. Also present: Councilwoman Sue Boilard, Joe Sopczneski, Director of Public Works, and Police Chief Karen Krasicky.

Chairperson Rheault informed the Committee that Sergeant Chris Latimer had submitted his resignation from the Committee via email that morning, and that Mayor Sekorski would be notified to nominate an additional member.

Fire Exit Notification:

Chairperson Ann Marie Rheault provided fire exit notification, indicating exits to the right, through the front door, and through the rear door.

Pledge of Allegiance:

Chairperson Ann Marie Rheault led the group in the Pledge of Allegiance.

Approval of Minutes dated August 31, 2026:

A motion was made by Vice-Chairperson Michael Audette, seconded by Committee Member Robert Green to approve the minutes dated August 31, 2026. This motion was approved unanimously.

Old Business:

Town-Owned Property Assessment – See attached

Committee Member Robert Green presented his evaluation of town-owned and larger vacant parcels along Route 6, from Todd Hollow Road to the Bristol town line, extending approximately half a mile north and south. He reviewed eight properties in total, including the high school, the ball field at Eli Terry, other town-owned properties, and the solar farm site near the high school.

He concluded that the rear of the Town Hall remains the strongest candidate for a new facility, with the solar farm site being the next best option. He noted that the high school hilltop site was insufficient due to space constraints, existing athletic fields, field sports areas, and underground utilities. He also noted that while the intersection site is more centrally located, the Town Hall rear site offers immediate access to two state roads. Mr. Green expressed a desire to pursue acquisition of small parcels from abutting property owners to expand the available land, with the goal of accommodating not only the police department but additional public safety elements.

Solar Farm Lease Review

Chairperson Rheault reported that Melanie Church had located documentation regarding the solar farm lease. The lease commenced on October 31, 2014, and runs through the 20th anniversary of the commercial operation date of the solar system — calculated to be approximately October 31, 2034–2036. The lease contains no option for the lessee to purchase the land, and the property reverts to the town upon expiration. However, the lease references a Power Purchase Agreement (PPA) that was not included in the documentation obtained, and which may contain early termination provisions.

Chairperson Rheault noted that without the Power Purchase Agreement, the solar farm site would be considered effectively unavailable for the foreseeable future, and there is no documented mechanism for early buyout or lease termination.

The committee agreed that the solar farm site should be set aside unless the Power Purchase Agreement terms are obtained and reviewed.

Melanie Church stated that the original lease arrangement had been brought to a public hearing and that the public voted to accept it. Sal Vitrano was the town attorney back then.

New Business:

Vacant Non-Town-Owned Parcel List

Chairperson Ann Marie Rheault reported that a list of vacant, privately-owned parcels within the town had been received from the assessor's office. The Mayor had separately provided a list of parcels of 20 acres or more. Chairperson Rheault indicated that both lists would be forwarded to all committee members for review.

Discussion on Scope and Direction of the Facility Project

The committee engaged in an extended discussion about the scope of the overall Municipal Facilities Planning Committee and the need to establish a clear, coordinated direction before engaging an architect.

Combining Public Safety Facilities. A central question emerged: whether the town should pursue a combined public safety complex — potentially encompassing the police department, ambulance (PVAC), and fire headquarters — or continue to address each facility separately. Multiple committee members expressed support for the concept of a

combined facility, citing better prospects for state and federal grant funding, particularly for energy-efficient new construction.

Public Works Director Joe Sopczneski noted that the Town of Manchester had allocated approximately $200,000 for initial engineering and design to develop a plan before engaging state and federal funding sources for a recent major construction project and suggested this as a useful case study. The town of Manchester built a library.

Concerns About Vacating Existing Buildings. Vice-Chairperson Michael Audette raised significant concern: consolidating all public safety functions into one new building would leave the existing Plymouth Fire Headquarters and the PVAC building vacant. This was identified as a likely stumbling block with the public, who would want to know what would become of those properties. The committee discussed the difficulty of selling or repurposing vacant municipal buildings given current conditions in downtown Plymouth.

A suggestion was made that existing buildings could be repurposed for other town departments — for example, the ambulance building could potentially house Parks and Recreation — rather than being vacated entirely, which would need to be part of any phased plan.

Fire Department Geographic and Response Time Considerations. The committee acknowledged that relocating fire headquarters may not be feasible due to insurance requirements tied to response times and geographic coverage. It was noted that Plymouth Fire Department's current location falls within a valley that has radio communication limitations, while Town Hall is better positioned for alternative communication methods and therefore functions as the de facto Emergency Operations Center (EOC). The committee agreed it would be important to hear directly from the Fire Chief before making any assumptions about consolidating or relocating fire operations.

Fall Mountain Fire Station. Vice-Chairperson Michael Audette stated that the Fall Mountain station is in worse structural condition than the main Town Hall building. The station is not handicap accessible and lacks an elevator to the second floor. The committee discussed whether consolidating to two fire stations — positioned more centrally — might be worth exploring, noting that Fall Mountain reportedly operates with approximately eight volunteers.

Cost of Maintaining vs. Replacing Existing Buildings. The committee agreed that before any recommendation can be made, the town needs cost estimates for what it would take to bring each of the existing municipal buildings — including the ambulance building and fire headquarters — up to functional and code-compliant standards. These figures would allow the committee to compare the cost of rehabilitation against new construction and would be essential information to present to the public.

Vice-Chairman Michael Audette stated that people will inevitably ask why the town is building new rather than fixing what it has, and the committee must have data to answer that question credibly.

Facilities Management. Vice-Chairman Michael Audette stated that he recommended a facilities manager years ago as a proactive preventive maintenance program could have averted many of the current issues.

Next Steps Identified. The committee identified the following next steps:

- Forward both parcel lists (assessor's list and Mayor's list) to all members for review.
- Invite Fire Chief Mark Sekorski and PVAC Chief Norm Whitehurst to the next meeting to speak about the condition of the fire stations and ambulance building and their perspective on potential consolidation.
- Request that the Mayor attend a future meeting to clarify his vision and ensure the committee's work is aligned with the administration's direction.
- Obtain a copy of the Power Purchase Agreement (PPA) referenced in the solar farm lease to determine whether early termination is an option.

Public Committee:

Victoria Carey, 665 Greystone Road – Mrs. Carey stated that the Board of Finance discussed ongoing issues at the ambulance corps building, including an HVAC problem. She confirmed that the Capital Improvements committee and the Mayor are attempting to address pressing maintenance needs across town, though many items are cut during the budget process. She noted that the Fall Mountain firehouse is not ADA-compliant. Mrs. Carey suggested the committee consult with Attorney Hamzy, Chairman of the Downtown Renovation Committee, regarding potential plans for the ambulance corps building if it were to be vacated. She also recalled that there were historical architectural plans for an addition to the Town Hall complex, potentially developed during the tenures of Jan Krampitz or Dave Dennis, which may still exist somewhere in town records. Mrs. Carey raised the possibility of eminent domain as a tool to acquire adjacent properties for a larger complex and asked whether the committee had conducted any public forum or survey to gauge community willingness to fund facility improvements.

Councilwoman Sue Boilard commented on ADA accessibility deficiencies in multiple town buildings, including the fire department and ambulance corps facilities where upper floors are only accessible by stairs. Councilwoman Boilard supported the idea of inviting the Chiefs to discuss potential shared or alternative uses for their buildings and raised the need for a senior center.

A discussion took place about the different programs that were offered to the seniors in town that no longer exist.

Melanie Church - Mrs. Church stated the Town of Plainville operates a single, centrally located firehouse serving the entire town. Mrs. Church suggested consolidating to two firehouses, more centrally positioned, could improve coverage and response time. She stated the firehouse at Harwinton Avenue could potentially be repurposed as a combined youth and senior center. She also stated that land near the main entrance of the high school might provide a viable site for a combined public safety complex, noting proximity to the industrial park and central access from Route 6. She emphasized the importance of engaging the public by framing the project in terms of community benefit

and suggested that proceeds from any sale of the ambulance building should be directed back towards the new facility.

Committee Member Comments: None

Adjournment:

There being no further business of the Municipal Facilities Planning Committee, a motion was made by Vice-Chairperson Michael Audette, seconded by Committee Member Joe Carey to adjourn. This motion was approved unanimously. The meeting ended at 6:09 PM.

Respectfully submitted,

Linda Schnaars
Recording Secretary

TOWN OF PLYMOUTH

PUBLIC SAFETY COMPLEX VARIOUS SITE EVALUATION SEPT, 2026

The study limits for this evaluation, arefrom Todd Hollow Road, easterly along Route 6 to the Bristol Town Line and ½ miles north and south of Route 6. With minor exceptions, all parcels are owned by the Town. A few vacant parcels under private ownership were evaluated as a possible use.

It should be noted that the geographic center of the Town of Plymouth is the Terryville Fairgrounds site

SITE LOCATION No. 1 – Intersection of Washington Road and Town Hill Road

Parcel area – 30 Acres, all or part. Privately owned. - Rural

This site is ideally located in the geographic center of the Town. Public Water is available. A septic system or several hundred feet of sewer main extension with possibly a pump station will need further study. Electric service may need to be upgraded.

Access to Route 6, 0.5 Mi via Washington Road and Scott Road. Town Hill Road has limitations at the intersection with Route 6

SITE LOCATION No. 2 – North Side of Washington Road between Scott and Town Hill Rds.

Parcel area – 14 Acres all or part – Plymouth Land Trust. - Rural

This site is reasonably within the influence of the geographic center of the Town of Plymouth. Private water supply required and septic system or sewer main extension as indicated in No.1. Both utilities are within 0.3 miles. Public water supply may be an issue with water pressure. Electric service may need to be upgraded. Wetlands likely present nearby as a restriction

Access to Route 6, 0.4 miles via Washington Road and Scott Road

SITE LOCATION No. 3 – Southeast intersection Washington Road and Scott Road

Parcel Area – 30 Acres, all or part. Privately owned – Rural

This parcel is farther west of the geographic center, but closer to Route 6. Public sewer is available and public water is within a ¼ mile. Water pressure may be an issue. Site cost is favorable.

Access to Route 6, 0.3 miles vis Scott Road

SITE LOCATION No. 4 – Southwest intersection Washington Road and Scott Road

Parcel Area – 53 Acres, all or part. – Privately owned - Rural.

This parcel is farther west of the geographic center and has the same characteristics as No. 3 .

Access to route 6, 0.3 miles vis Scott Road.

SITE LOCATION No. 5 – North Side of Harwinton Avenue –

Parel Area (Available) 1.6 Ac – Town of Plymouth South side of High School property – Rural

This parcel lends itself to easy development for topography and available utilities. It is in a medium to high density residential area with limited area for the proposed site improvements.

Access to Route 6, ¾ miles via Seymour Road and/or Harwinton Avenue.

SITE LOCATION No. 6 – Northwest intersection Harwinton Avenue and North Harwinton Ave.

Parcel Area – 8.5 Acres – Town of Plymouth Solar Farm – Rural

This parcel is subject to a solar farm of unclear status. It is topographically favorable with all utilities. It is also in a medium to high residential density area

Access to Route 6 is 0.6 miles vis Seymour Road and/or Harwinton Avenue

SITE No. 7 – North side Armbruster Road

Parcel area – 13 Acres, all or part – Plymouth Land Trust.

This parcel is limited for development due to significant presence of wetlands. Utilities are limited without extension of services.

Access to Route 6 is 0.7 miles via Armbruster Road to Harwinton Avenue.

SITE No. 8 - North Main St Charles Street

Parcel Area- 2.5 acres - Town of Plymouth – Eli Terry Middle School Ball Field

This site is favorable from a topographic and utilities aspect with access limitations. Primary access is from Charles Street, a high density residential area. Access to North Main Street through school property is not recommended.

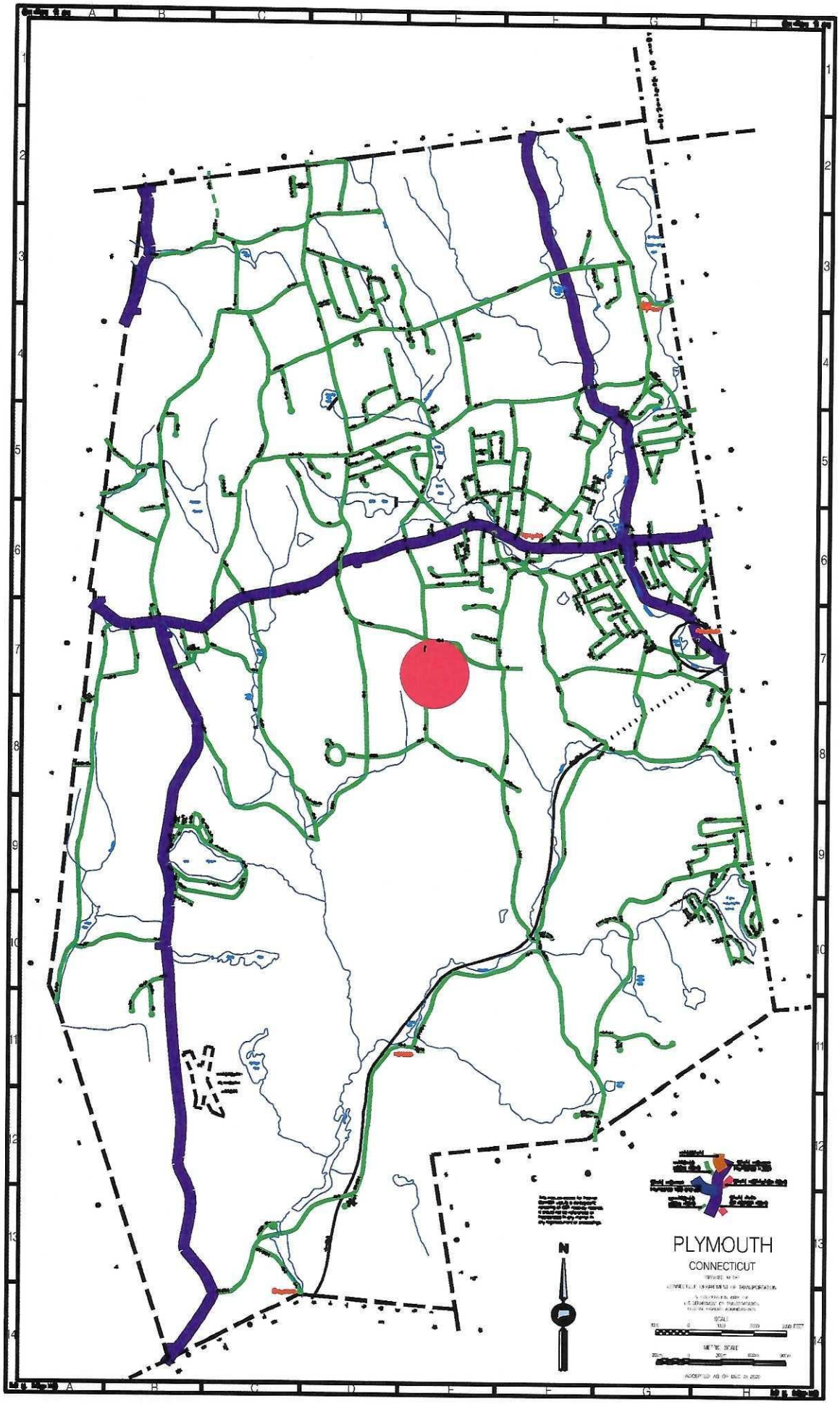
Access to Route 6 is ½ miles via Charles Street, Hillside Avenue and North Main Street.

SITE No. 8 – North Side of Main Street – Town Hall Rear

Available Area – 1.5 Ac plus a portion of 17 church street and a small portion of 40 North Riverside Avenue. – Total 2.5 Ac.

This site is least centrally located to the Geographic Center of Town. It has immediate access to Route 6 and Route 72. All utilities are available. Acquisition of the North Riverside Avenue parcel is approximately 6,000 s.f. and I would expect the current owner would be very receptive to a sale or possibly a donation. The Church Street parcel is approximately ¾ acre and is presently not being actively used. The purchase of those small parcels would still allow them to be well within the minimum zoning requirements.

The additional land would significantly improve the expansion of the complex to contain all Public safety departments.


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