

TOWN OF PLYMOUTH
LAND USE DEPARTMENT
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PLYMOUTH, CT
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Linda Konecny
TOWN CLERK

JULY 24, 2025
REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION

START TIME: 7:00 PM
COMMUNITY ROOM
LOWER 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. Continued from May 29, 2025, June 12, 2025, June 26, 2025, & July 10, 2025 - no discussion, acceptance of time extension to July 24, 2025, with Site Walk on June 19, 2025; Application of Terryville Solar One, LLC d/b/a Verogy, for Large Scale Ground Mounted Solar Electric System per Section 6.Z. Solar Electric Energy Systems at 270 Preston Road / Assessor Parcel Number 021-012-013E-1; Verogy Representative: James Cerknowicz; Engineer: Solli Engineering, LLC & PurePower Engineering; Property of Peter Tonn; Special Consultant for Town: Steven Trinkaus, PE, Trinkaus Engineering. .
2. Continued from June 26, 2025 & July 10, 2025: Application of Premier Properties LLC for Special Permit / Site Plan to construct Industrial Park at 128 North Harwinton Avenue / Assessor Parcel Number 020-018-003-1 per Section 4.B. Table of General Use Regulations – Industrial Uses; engineer: Kratzert, Jones & Associates, Inc.; property owner: Benjamin Cangiano.
3. New: Application of Yvette Wylie, property owner, for Special Permit / Site Plan to construct Accessory Building at 3 Lynn Avenue / Assessor Parcel Number 033-024-003 per Section 4.A.3.iii..

REGULAR MEETING: PUBLIC COMMENT; NEW & RETURNING BUSINESS;
DELIBERATION & DECISION ON NEW & RETURNING BUSINESS;; OTHER
BUSINESS, ANNOUNCEMENTS & COMMISSION & STAFF DISCUSSION:

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4. Public Comment: Requested limit of no more than 3 minutes in duration. Note: public comment is for non-agenda topics; for agenda related items, comments need to be made during the discussion when agenda item is heard for inclusion in the proposal record.
5. Review, deliberate and motion & vote to approve, to amend or to reject the minutes of July 10, 2025 Regular Meeting.
6. Application of Wendy Wood, property owner, for Renovation & Expansion of Dwelling & Garage at 38 School Street / Assessor Parcel Number 051-100-004 per Section 3.E.2. Non-Conforming Structures in General Regulations, Non-Conforming Uses, Structures and Lots.
 - a. Presentation & Discussion
 - b. Deliberation & Decision
7. Deliberation & Decision on Public Hearing Applications:
 - a. Application of Yvette Wylie, property owner, for Special Permit / Site Plan to construct Accessory Building at 3 Lynn Avenue / Assessor Parcel Number 033-024-003 per Section 4.A.3.iii..
 - b. Application of Premier Properties LLC for Special Permit / Site Plan to construct Industrial Park at 128 North Harwinton Avenue / Assessor Parcel Number 020-018-003-1 per Section 4.B. Table of General Use Regulations – Industrial Uses; engineer: Kratzert, Jones & Associates, Inc.; property owner: Benjamin Cangiano.
 - c. Application of Terryville Solar One, LLC d/b/a Verogy for Large Scale Ground Mounted Solar Electric System per Section 6.Z. Solar Electric Energy Systems at 270 Preston Road / Assessor Parcel Number 021-012-013E-1; Engineers: Solli Engineering, LLC & PurePower Engineering; Property of Peter Tonn.
8. Commission Discussion, Staff Discussion & Other Items before the Commission
9. Other items as may properly come before the Planning & Zoning Commission.

ADJOURNMENT.

George Castle, Chairman
Planning & Zoning Commission