

TOWN OF PLYMOUTH
LAND USE DEPARTMENT
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PLYMOUTH, CT
TOWN CLERK'S OFFICE
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2025 SEP 10 PM 4:00

Linda Kowalska
TOWN CLERK

**SEPTEMBER 11, 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. Application of Cooks Common Realty Corp. for Special Permit / Site Plan for Phase 2 Expansion of Evergreen & Rosewood Multi-Family Complex, 30 Dwelling Units in 3 Buildings, at 42 South Street / Assessor Parcel Number 043-061-029 per Zoning Regulation Section 6.D., Garden Apartments or Condominiums; engineer: Juliano Associates, LLC; architectural drawings by Merrell Associates.
2. Continued from July 24, 2025 - Update only, no project discussion: 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.; review pending with Inland Wetlands & Conservation Commission.

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

3. 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.
4. Review, deliberate and motion & vote to approve, to amend or to reject the minutes of July 24, 2025 Regular Meeting.

AGENDA PAGE 2
SEPTEMBER 11, 2025
REGULAR MEETING

5. Application of Premier Properties LLC for Site Plan to construct Industrial Building, with associated site improvements, at 40 Container Drive / Assessor Parcel Number 020-018-003-20, Plymouth Business Park, per Section 4.B. Table of General Use Regulations – Industrial Uses; engineer: Kratzert, Jones & Associates, Inc.; property owner: Town of Plymouth.
 - a. Presentation & Discussion
 - b. Deliberation & Decision
6. Deliberation & Decision on Public Hearing Applications:
 - a. Application of Cooks Common Realty Corp. for Special Permit / Site Plan for Phase 2 Expansion of Evergreen & Rosewood Multi-Family Complex, 30 Dwelling Units in 3 Buildings, at 42 South Street / Assessor Parcel Number 043-061-029 per Zoning Regulation Section 6.D., Garden Apartments or Condominiums; engineer: Juliano Associates, LLC; architectural drawings by Merrell Associates.
7. Regulating Solar Installations in Plymouth – Discussion Postmortem of 270 Preston Road Application.
8. Report on Applications & Decisions of Zoning Board of Appeals, July & August 2025.
9. Other items as may properly come before the Planning & Zoning Commission.

ADJOURNMENT.

George Castle, Chairman
Planning & Zoning Commission