

TOWN OF PLYMOUTH
LAND USE DEPARTMENT
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Linda Komarske
TOWN CLERK

**OCTOBER 23, 2025
REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION**

START TIME: 7:00 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. To amend Article 4 to create new Section L for the Enactment of a Moratorium on Applications for Large Scale Solar Electric Generation Facilities in all Zoning Districts of the Town of Plymouth; time period - maximum duration of approximately 1 Year, from November 2025 to November 2026, dates to be set by the Planning & Zoning Commission; purpose of the Moratorium is to study and develop new regulations on Large Scale, Ground Mounted Solar Panel Facilities under Section 6.Z. Solar Electric Energy Systems and in Section 4.B. Table of General Use Regulations.
2. 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; original Hearing on July 24, 2025; must close public hearing period by October 31, 2025 - full extension granted.

**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 October 9, 2025 Regular Meeting.

AGENDA
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5. Deliberation & Decision on Public Hearing Applications:
 - a. Large Scale Solar Electric Generation Facility Moratorium – amend Zoning Regulations to create Section 4.L. for the Enactment of proposed Moratorium.
 - b. 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.
6. Presentation & Discussion on Two Site Plan Applications of Daniel Nemeth, LanKolga LLC, to construct Industrial Buildings, with associated site improvements, at two locations on east side of Container Drive, Plymouth Business Park; agent for applicants: Joseph Rodorigo; engineer for applications: Robert Green Associates LLC:
 - a. New Site Plan for construction of Industrial Building, with associated site improvements, at 20 Container Drive / Assessor Parcel Number 020-018-003-22; property owner: Town of Plymouth; continued from October 9, 2025.
 - b. Modification of previously approved Site Plan for construction of Industrial Building, with associated site improvements, at 26 Container Drive / Assessor Parcel Number 020-018-003-23; property owner: David Dillon.
7. Deliberation & Decision on Site Plan Applications of Daniel Nemeth, LanKolga LLC , to construct Industrial Buildings, with associated site improvements, at 20 two locations on east side of Container Drive, Plymouth Business Park:
 - a. 20 Container Drive / Assessor Parcel Number 020-018-003-22.
 - b. 26 Container Drive / Assessor Parcel Number 020-018-003-23.
8. Site Plan Application of Peter Maddox, Richards Corporation, to expand Office Building at 72 North Harwinton Avenue / Assessor Parcel Number 020-018-001-1; property owner: Doyle Equities LTD LLC.
 - a. Presentation & Discussion
 - b. Deliberation & Decision
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