

TOWN OF PLYMOUTH
LAND USE DEPARTMENT
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TOWN CLERK

**NOVEMBER 13, 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. Application of Jillian Judd, Esq., Pilicy & Ryan, P.C., on behalf of property owner Leonora, L.L.C., for Special Permit / Site Plan for four dwelling units on second floor per Section 4.B. Table of General Use Regulations, "Residential Apartments on Upper Floors of Commercial Buildings" at 27 Main Street / Assessor Parcel Number 042-096-005A in C-1 General Commercial District.
2. Application of Todd Clark, Clark Land Surveying LLC, on behalf of property owner NFORTY1 LLC for 9 Lot Subdivision of Property known as 173 Mount Tobe Road / Assessor Parcel Number 093-110-004 in Residence R-40 District.

**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 only. For items listed on the evening's agenda, comments need to be made during the period when the item is discussed for inclusion in the item's record.
4. Review, deliberate and motion & vote to approve, to amend or to reject the minutes of October 23, 2025 Regular Meeting.
5. Deliberation & Decision on Public Hearing Applications:
 - a. Application of Jillian Judd, Esq., Pilicy & Ryan, P.C., on behalf of property owner Leonora, L.L.C., for Special Permit / Site Plan for four dwelling units on second floor per Section 4.B. Table of General Use Regulations, "Residential Apartments on Upper Floors of Commercial Buildings" at 27 Main Street / Assessor Parcel Number 042-096-005A in C-1 General Commercial District.

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- b. Application of Todd Clark, Clark Land Surveying LLC, on behalf of property owner NFORTY1 LLC for 9 Lot Subdivision of Property known as 173 Mount Tobe Road / Assessor Parcel Number 093-110-004 in Residence R-40 District.

- 6. Site Plan Application of Timothy Quinn Sr. Quinn Family Realty LLC for 265 Main Street / Assessor Parcel Number 039-074-001 for expansion of garage bays, 237 square feet; builder: Mark H. Sekorski; engineer: Robert Green Associates LLC.
 - a. Presentation & Discussion
 - b. Deliberation & Decision

- 7. Discussion Item: Proposed change to Rear Building at 168 Main Street / Assessor Parcel Number 040-055-012; modify floor plans & elevations for bathrooms; property owner: Jeff Dyer & Chris Vornkahl, Main Street 168 LLC.

- 8. Discussion Item: Electric Meter placement at Prospect Street School, 12 Prospect Street / Assessor Parcel Number 040-053-034.

- 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