

TOWN OF PLYMOUTH
LAND USE DEPARTMENT
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PLYMOUTH, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
2026 JUN 24 PM 4: 15
Stacie Kowalewski
TOWN CLERK

JUNE 25, 2026
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. Special Permit / Site Plan Proposal for the construction of 5 Dwelling Unit Multi-Family Building, with associated site improvements, at 30 South Street / Assessor Parcel Number 043-061-031-1 per Section 6.D. Garden Apartments or Condominiums of the Zoning Regulations; applicant / property owner: Greenline Home Builders LLC; engineer: Alfred Benesch & Company.
2. Application of property owner Joseph M. Zappone for 2 Lot Subdivision of Property known as 410 South Street / identified as Assessor Parcel Number 073-061-011A on Assessor Maps & acreage part of Assessor Parcel Number 073-061-011B, in the R-40 District; engineer: Robert Green Associates, LLC.
3. Application of property owners Jean Zalaski & Raymond Zalaski Jr. for 2 Lot Subdivision, titled "Zalaski Meadow", of Property known as 140 East Plymouth Road / Assessor Parcel Number 024-019-007B in the R-40 District; engineer: Robert Green Associates, LLC.

REGULAR MEETING: MEETING MINUTES, PUBLIC COMMENT, RETURNING BUSINESS, & NEW BUSINESS:

4. Public Comment for Non-Agenda Topics: Requested time limit of 3 minutes. Note: Comments on Agenda listed items need to be made during item's agenda slot for inclusion in item's record.
5. Review, deliberate and motion & vote to approve, to amend or to reject the minutes of Regular Meeting of June 11, 2026.

AGENDA JUNE 25, 2026 PAGE 2

6. Announcement: Public Hearing tentatively scheduled for July 23, 2026 for the presentation of Proposal to Amend the Zoning Regulations of Town of Plymouth to allow Self Storage Facilities in the C-1 General Commercial District; amendment sponsor: Ryan Geddes Jr., Premier Properties LLC.; sponsoring property: Scott Properties LLC at 570 Main Street / Assessor Parcel Number 036-039-036A-1; attorney: Mark Malley, Seabourne Malley & Turner.
7. Continued from May 14, 2026: 10 Agney Avenue / Assessor Parcel Number 049-077-007; Modification to Site Plan –Change in Dwelling Units at Multi-Family Complex; Property Owner: Garden Estates LLC, Representative: Jacob Kolko; no discussion took place May 28, 2026 & June 11, 2026.

REGULAR MEETING: DELIBERATION & DECISION ON PUBLIC HEARING & OTHER APPLICATIONS:

8. Special Permit / Site Plan Proposal for the construction of 5 Dwelling Unit Multi-Family Building, with associated site improvements, at 30 South Street / Assessor Parcel Number 043-061-031-1 per Section 6.D. Garden Apartments or Condominiums of the Zoning Regulations; applicant / property owner: Greenline Home Builders LLC; engineer: Alfred Benesch & Company.
9. Application of property owner Joseph M. Zappone for 2 Lot Subdivision of Property known as 410 South Street / identified as Assessor Parcel Number 073-061-011A on Assessor Maps & acreage part of Assessor Parcel Number 073-061-011B, in the R-40 District; engineer: Robert Green Associates, LLC.
10. Application of property owners Jean Zalaski & Raymond Zalaski Jr. for 2 Lot Subdivision, titled "Zalaski Meadow", of Property known as 140 East Plymouth Road / Assessor Parcel Number 024-019-007B in the R-40 District; engineer: Robert Green Associates, LLC.
11. 10 Agney Avenue / Assessor Parcel Number 049-077- 007; Modification to Site Plan – Change in Dwelling Units at Multi-Family Complex; Property Owner: Garden Estates LLC, Representative: Jacob Kolko; no discussion took place May 28, 2026 & June 11, 2026.

REGULAR MEETING: MORE RETURNING BUSINESS, ANNOUNCEMENTS & COMMISSION & STAFF DISCUSSION:

12. Large Scale Solar Moratorium – 144 Days to Go!
13. Commission Discussion, Staff Discussion & Other Items before the Commission
14. Other items, as may properly come before the Planning & Zoning Commission.

ADJOURNMENT.

George Castle, Chairman