

MINUTES

REGULAR MEETING

Community Investment Fund Ad Hoc Committee

November 17, 2025 – 6:00 p.m.

Mayor's Conference Room, Plymouth Town Hall

PLYMOUTH, CT
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1. Call to Order/Attendance

2. The meeting was called to order at 6:05 p.m. by **Chairman Bill Hamzy** on November 18, 2025 in the Mayor's Conference Room, 80 Main St., Terryville, CT. Members in attendance included: **Chairman Bill Hamzy, Ron Mamrosh, Roxanne Levesque, Kerry Bamrick, Vinny Klimas, Vance Taylor, Carl Johnson-DPW and Margus Laan-Land Use.**

3. Pledge of Allegiance – Led by the Chairman.

4. Acceptance of Minutes

October 20, 2025

MOTION: **Roxanne Levesque** made a motion, which was seconded by **Ron Mamrosh** to accept the minutes of the October 20, 2025 meeting as presented and the motion was voted on unanimously.

5. Public Comment – none.

6. Discuss and Take Action on Plymouth Transformational Plan

• General Discussion / Updates /Action, if necessary

Chairman Hamzy advised that the property located at 8 S. Main St. paid their delinquent taxes and stopped the auction ordered through the foreclosure process. We now must reconsider our options in the downtown area since this may affect our plan. He advised that **Bill Alread** is still interested in selling his property at 33 S. Main St., however needed parking issues may need to be resolved.

We need to consider what course to take or what area to focus on. There is general discussion regarding the Terryville Pizza corner and upgrades that could be considered there as well as the area near the Library and Lock museum.

Roxanne Levesque questions whether we should reach out to the owner of 8 S. Main St. to see if he would be interested in working with us. There is general discussion, however the property owner did receive prior offers to purchase the property, but the owner has unrealistic expectation on what the value of the property was. Two appraisals were done on the property which placed its value between \$500,000-\$600,000. It is also noted that the owner was not willing to provide interested buyers with DEEP testing information for the property.

Other options and strategies are discussed; **Vance Taylor** will investigate other options and funding sources.

There will be no application submitted for December, we hope to get something in for May.

Director Carl Johnson is asked for an update on the State DOT project on Route 6 and Agney Ave. **Director Johnson** advised that the State contractor is doing as much work as possible on drainage on

Community Investment Committee
Regular Meeting Minutes – November 17, 2025

Route 6 during evening hours to beat the snow. The vendor plans to continue work on Agney Ave and S. Main St. all winter. They hope to start work on the Streetscape in the Spring.

7. Administrative Matters

Chairman Hamzy advised that Seth Duke submitted a letter of resignation from the board, which was accepted with regrets.

2026 Meeting Schedule – Reviewed by the Committee.

MOTION: Roxanne Levesque made a motion, which was seconded by **Kerry Bamrick** to accept the 2026 Meeting Schedule and the motion is voted on unanimously.

8. Board Member Comments.

Director Carl Johnson reported that a new EV Vehicle Charger has been installed at the library in the upper lot.

9. Adjournment

MOTION: Roxanne Levesque made a motion, which was seconded by **Ron Mamrosh** to adjourn the meeting and the motion is voted on unanimously.

Respectfully submitted,

Pamela Pelletier, Recording Secretary