

**MINUTES**

**REGULAR MEETING**

**Community Investment Fund Ad Hoc Committee**

**December 15, 2025 – 6:00 p.m.**

**Mayor's Conference Room, Plymouth Town Hall**

2025 DEC 16 PM3 PLYMOUTH TOWN CLERK'S OFFICE RECEIVED FOR RECORD

**1. Call to Order/Attendance**

The meeting was called to order by **Chairman Bill Hamzy** at 6:00 p.m. on December 15, 2025 in the Mayor's Conference Room, 80 Main St., Terryville, CT. Members in attendance included: **Chairman Bill Hamzy, Ron Mamrosh, Roxanne Levesque, Mayor Dave Sekorski, Jason Williams, Margus Laan and Pam Pelletier-Recording Secretary.**

**2. Pledge of Allegiance – Led by the Chairman.**

**3. Acceptance of Minutes**

**November 17, 2025**

**MOTION:** **Ron Mamrosh** made a motion, which was seconded by **Roxanne Levesque** to approve the minutes of the November 17, 2025 meeting and the motion is voted on unanimously.

**4. Public Comment - None**

**5. Discuss and Take Action on Plymouth Transformational Plan**

**• General Discussion / Updates /Action, if necessary**

**Chairman Hamzy** provides the group with an update from the last meeting. A meeting was held with representatives of our Committee, **Mayor Sekorski**, and **SLR Representatives** with David Kooris of CMDI at the proposed Downtown project site. CMDI along with the NVCOG are willing to help with some aspects of the project, including Zoning assessments and recommendations while SLR is working on other areas.

**Mayor Sekorski** felt that it was a very enthusiastic meeting and was very happy with the discussions. A timeframe for broad assessments of our current regulations was discussed as it is needed to determine recommended changes.

**Mayor Sekorski** also stated that CIF is only one source of funding and we will be working with all involved to investigate other funding sources.

There is general discussion on what information we want to share with the public; we need to be careful not to release too much information before we have a solid plan or it may increase property values on parcels involved.

**Jason Williams, SLR-**

Step #1 – Chris Robbins (SLR) will be managing the administrative process for Project #1 – Downtown it will include creating a preliminary base map, review of Zoning, Analysis – Snapshot, Mapping of the Pequabuck River, Surveys (January 2026), Environmental-Phase I study, Concept Drawings, and a Zoning Overlay Map. We may also need to adopt some amendments to change area zoning. Designation of the Downtown District should be done at the same time as the Zone Changes.

**Margus Laan** advised that part of this area is already designated in the Village District and that it will be very simple to add and adopt an amendment in this area.

There is also discussion regarding 33 S. Main St. and 8 S. Main St. Mixed use residential/commercial is planned for 33 S. Main St. and scans of the building will be done and conceptual layouts will be done so that we have something to show investors.

**Chairman Hamzy** questions whether we could be ready for submission of our next application for the March 2026 application round. Jason Williams feels that we could have a preliminary plan ready to submit which would allow for a supplemental application.

There is also general discussion regarding beginning work on the Library and Lock Museum, this is easy work that will get the public interested and invested.

**6. Administrative Matters - none**

**7. Board Member Comments. – nothing further.**

**8. Adjournment**

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

**Respectfully submitted,**

**Pamela Pelletier, Recording Secretary**