

Town of Plymouth
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Planning and Zoning Commission
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Minutes

February 12, 2026

Call to Order: Planning and Zoning Commission Chairman George Castle called the February 12, 2026, Planning and Zoning Commission Regular meeting to order at 7:00 p.m., in the Assembly Room, Plymouth Town Hall.

Roll Call: Present were Planning and Zoning Commission Chairman George Castle, Planning and Zoning Commission Alternate Voting Member Connie Kapralos, Planning and Zoning Commission Member Jim Klaneski and Planning and Zoning Commission Member Sue Murawski. Also in attendance were Mayor's Executive Assistant Kevin Hayes, Director of Planning and Economic Development Margus Laan, and Public Works Director Joe Sopczneski. Excused Absence: Planning and Zoning Commissioner Gary Gallagher, Planning and Zoning Commissioner Michael Gutowski, and Town Council Liaison Ron Tiscia.

Fire Exit Notification

George Castle noted the Fire Exits for the Planning and Zoning Commissioners and the Public Audience.

Pledge of Allegiance

George Castle led the Planning and Zoning Commissioners and the Public Audience in the Pledge of Allegiance.

Update and Additional Public Input Discussion Item: Petition Number 1696 before Connecticut Siting Council on Application of Terryville Solar One, LLC d/b/a Verogy, for Large Scale Ground Mounted Solar Electric System at 270 Preston Road / Assessor Parcel Number 021-012-013E-1

Margus Laan stated the CT Siting Council's Public Hearing is scheduled for Tuesday, March 31, 2026, in two parts with the first part being an evidentiary session at 2:00 p.m., and Public Comment being held at 6:30 p.m. Margus Laan stated he had placed all of the necessary information including contact information, Zoom meeting information, etc., on the front table for anyone interested in attending and/or speaking at the Public Hearing.

When questioned by Margus Laan, Kevin Hayes stated he would speak with the Mayor regarding the Town's set up for the purpose of watching/participating at the Public Hearing via Zoom.

When questioned by George Castle, Margus Laan stated he emailed everyone who had sent him letters opposing the Solar Field Project to make them aware of the Zoom information, rules and regulations.

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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

No report.

Discussion Item –The Path Forward on Plan of Conservation and Development: Establishment of Plan Subcommittee for Project Management and Meeting with Project Managers, Lana Harrison & Emely Ricci, of Naugatuck Valley Council of Governments

George Castle stated the Subcommittee for the Plan of Conservation and Development (POCD) would be held monthly on the second Thursday at 5:30 p.m. (first meeting February 26th.)

Lana Harrison, Senior Community Planner and Emely Ricci, Community Planner II, Naugatuck Valley Council of Governments (NVCOG) gave a brief background of their involvement in the Planning and Conservation and Development Plans, as well as their history of work with the Naugatuck Valley Council of Governments. Lana Harrison and Emely Ricci provided a detailed, in-depth PowerPoint presentation of their plan for the Town of Plymouth's Plan of Conservation and Development and distributed copies for the Planning and Zoning Commissioners to follow. Lana Harrison and Emely Ricci provided background on their processes for creating a POCD, noting they had recently worked with the town of Thomaston and briefly elaborated.

Lana Harrison and Emely Ricci discussed their Agenda as follows: Project Team introductions, the role of Plymouth's Planning and Zoning Commission and Subcommittee, the POCD's purpose and objectives, planning phases, planning activities, and their vision statement/action principles framework.

Lana Harrison and Emely Ricci reviewed and discussed the role of the Planning and Zoning as follows: 1. Form a guiding committee to work collaboratively and regularly with NVCOG. 2. Provide reviews and edits toward the end of the process. 3. Adopt the Plan.

Lana Harrison and Emely Ricci reviewed and discussed the POCD Purpose and Objectives as follows: An important policy document to guide future development and conservation policies for the next ten (10) years that allows a community to enhance current strengths; Capitalize on current and future opportunities; mitigate current challenges and prepare for future challenges.

Lana Harrison and Emely Ricci noted under POCD Topics that some of the topics required by Connecticut General Statutes 8-23 include the following: Affordable housing and diversity of housing and design choices; protection and preservation of agriculture; compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse; recommend the most desirable use of land within the municipality for residential, recreational, commercial industrial conservation, agricultural and other purposes and include a map showing such proposed land uses.

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Plan of Conservation and Development/NVCOG Cont'd.

Lana Harrison and Emely Ricci outlined the planning phases as follows: Phase 1 Community Assessment; Phase 2 Planning and Drafting; Phase 3 Review, Formatting and Design; Phase 4 Council, Planning and Zoning Commission and Public Review and Adoption.

Lana Harrison and Emely Ricci discussed and highlighted the Primary Planning Activities as follows: Land-Use Analysis; Stakeholder Interviews/Community Surveys; Youth Summit; Municipal Plan Review, Demographic Review and Plan Drafting and Design.

Lana Harrison and Emely Ricci stated other planning activities would include the following: Strengths/Weaknesses Analysis; Steering Committee; Photo Collection; Targeted Community Engagement; Mapping and Digital Engagement.

Lana Harrison and Emely Ricci concluded their presentation with the Visioning Statement and Action Principles Framework noting this would cover the following: Articulating a vision statement and using a set of Action Principals gives a focused and systems-oriented approach to planning. With the Regional POCD Action Principle 2 as follows: The Naugatuck Valley Region facilitates resilient environmental, economic, and social systems to ensure the viability of the Region for generations to come. And the Regional POCD Action Principle 3 as follows: The Naugatuck Valley Region prioritizes connectivity across transportation modes to encourage the movement of goods and people and access to services.

When questioned by George Castle, Lana Harrison stated they would need the final list of members for the Subcommittee, as well as their contact email addresses. She further stated they would formulate the agenda and would be sending out all pertinent information to the members prior to the first meeting.

When questioned by George Castle, Lana Harrison stated they would definitely be looking at Affordable Housing and potential Open Space, both residential and municipal, noting this data collection would be further down the road and did not require attention at this time.

When questioned by Jerry Milne, Keegan Road, Plymouth, Lana Harrison stated they would be mapping the Town's sewer system, public water, etc.

When questioned by Jerry Milne, Margus Laan stated the Town's Zoning Regulations are in tune with its 10-year old POCD.

When questioned by Jerry Milne, Lana Harrison stated they would be looking at the Town's 10-year old POCD, noting she was certain there would be a lot of content that could be repurposed within it.

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Plan of Conservation and Development/NVCOG Cont'd.

Margus Laan stated the 2015 POCD Plan had its emphasis more on population numbers, noting it did not address the economic situation with commercial and industrial areas. He further stated it also didn't discuss environmental situations or meaningful constraints, noting the Town is pretty concentrated in terms of its development. Margus Laan stated that according to the Assessor's records, 15 percent of the Town is developed and is also where 85 percent of the population is living.

When questioned by George Castle, Lana Harrison noted they could make an inventory of properties that were taken by the State due to contamination issues, i.e., Highland Dairy aquifer contamination; a brief discussion followed.

When questioned by Jerry Milne, Lana Harrison stated the NVCOG has Plymouth's Assessor's Maps/Geographic Information System (GIS) which will be updated as part of the process.

When questioned by Inland-Wetlands Commission member Anthony Roveto regarding ways the Town can attract developers to purchase land, spend the money, etc., Lana Harrison stated one of the purposes of the POCD is to outline the policies that the Town wants to pursue in order to achieve the goals it sets out to achieve.

When questioned by Jim Klaneski regarding what data the Town can expect from the State in terms of demographics, incomes and housing objectives, Lana Harrison noted they would be pulling some data from the State, including census information, as well as Housing Growth Plans from the Office of Policy and Management and briefly elaborated on the targets, timeline and processes.

George Castle stated he had received correspondence from Mayor David Sekorski dated February 9, 2026, regarding the POCD's Subcommittee/Steering Committee, stating his support and recommendation of individuals as members, along with Town of Plymouth Staff (as may be required) and a delegate from the Economic Development Commission, as follows: George Castle, Jim Klaneski, Vincent Gualtieri, Gerald Milne, Randy Olmstead, Anthony Roveto, Jordan Kuczanski, and Alan Yard, noting additional members may be added if needed.

George Castle thanked Lana Harrison and Emele Ricci for their presentation this evening.

Review, deliberate and motion and vote to approve, to amend or to reject the minutes of Special Meeting January 10, 2026 and Regular Meeting of January 22, 2026

It was noted there was not a quorum of attending members from the January 10, 2026, Special meeting present this evening to approve the meeting minutes.

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Acceptance of Minutes 1-10-2026 and 1-22-2026 Cont'd.

Sue Murawski made a motion, seconded by Connie Kapralos, to table accepting the January 10, 2026, Planning and Zoning Special meeting minutes. This motion was approved unanimously.

Sue Murawski made a motion, seconded by Jim Klaneski, to accept the January 22, 2026, Planning and Zoning Regular meeting minutes as presented. This motion was approved unanimously.

Sign Application for 366 Main Street / Assessor Parcel Number 039-044-027; Application of Animal Rescue Foundation (ARF) for “Patron Banners”, per discussion at January 22, 2026 Meeting; Representatives: Holly Goodwin, President, & Geri Beveridge, Director of Sponsorship & Community Outreach

Margus Laan stated the Animal Rescue Foundation (ARF) had formally submitted an Application (included in the Member packets) asking for approval for a proper sign but did not provide the actual description of the sign they are seeking approval for. Citing Article 7. Site Development Regulations, Section F. Signs, Subsection 8. Signs permitted in all Zones with a Permit Sub-subsection vii. “*Signs not specifically authorized may be considered on a case by case basis by the Commission*”, Margus Laan stated this would be for the conceptual approval to that idea which the Planning and Zoning Commission had previously approved. Margus Laan stated he wrote an actual description of what a Patron Banner will be and how it relates to the existing regulations for signs, noting there are three sections. Margus Laan stated in his write up he discusses how ARF’s proposal differs from what the current regulations allow and outlined the structure of a banner, noting it is meant to advertise an event and provided examples. Margus Laan stated this will be an internal sign made out of cloth, vinyl or nylon, which will be hung on ARF’s chain link fence in front of their building, located 50 feet from the street. He further stated it will be three feet by six feet, equaling 18 feet. Margus Laan stated the banner will recognize the people who are contributing money, time, and effort in taking care of the animals they house and this is what the Commission will be approving this evening.

When questioned by George Castle if the banner(s) will interfere with Nash in the Ville; Margus Laan stated it is a private sign for a private organization and is not a public sign in the sense that it is in the road, noting this is the building. He further stated it can be for multiple banners.

When questioned by Jim Klaneski, Margus Laan stated the regulation that applies to ARF’s request is that signs which are not specifically authorized may be considered on a case by case basis by the Commission, noting this is a sign that does not meet all the categories, but it is still a sign. Margus Laan stated should ARF do any type of banners, those banners will fall under this approval, and they do not need to come back to be shown to the Commission again. Margus Laan stated it is a description that these banners have been approved by the Commission for them to be there and this is how they function.

Sign Application for Animal Rescue Foundation 366 Main Street Cont'd.

Margus Laan stated it is a little different than what the regulations are established for the signage which is there to identify a building, a location; an internal sign that serves an internal purpose.

Jim Klaneski made a motion, seconded by Sue Murawski, to approve the Sign Application for 366 Main Street, Assessor Parcel Number 039-044-027; Application of Animal Rescue Foundation (ARF) per the application narrative for request for Patron Banners. This motion was approved unanimously.

Discussion Item Continued: Proposed Screening Wall and Enclosure for Electric Meters at Prospect Street School Apartment Complex, 12 Prospect Street / Assessor Parcel Number 040-053-034, discussed previously on November 13, 2025, December 11, 2025 and January 8, 2026; Ryan Geddes Jr., Premier Industries

George Castle stated the picture of the project that was submitted for the Commission's review looks great and addresses the issue the Commission had with the meter location being visible.

Jim Klaneski stated he believed there is no motion required for this agenda item; it is just for the Commission's satisfaction or dissatisfaction with the proposal.

George Castle stated the Commission did a Site Walk, noting the meters in front of the building distracted from the look of the school. He further stated the proposed wall really makes the view look nice. George Castle stated that the Town does not dictate to Eversource where the meters will be located, noting the Commission had wanted the meters in the back of the building.

Jim Klaneski stated the Commission previously had looked at two ideas to conceal the meters: one being shrubbery and the second the construction of a wall. He further stated the proposed drawing has the wall with the name of the school building on it and he is very much in favor of it. Jim Klaneski stated there is also shrubbery in front of the proposed wall.

Sue Murwaski stated she liked the proposed wall and shrubbery, noting it looks good.

Connie Kapralos stated she had no comment.

Jim Klaneski stated the feelings of the Commission should be conveyed to the Contractor.

Margus Laan stated he would take care of this request.

Public Works Director Joe Sopczneski stated he felt it was a good solution which matches the aesthetics of the building.

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Commission Discussion, Staff Discussion and Other Items before the Commission as may properly come before the Planning and Zoning Commission

Margus Laan stated an Inland-Wetlands Commission Public Hearing will be held on February 18, 2026, on a new project proposed by Galina Kholod, 30 South Street, Plymouth, for a five-unit multifamily building. Margus Laan stated if the project is approved, then it will come before the Planning and Zoning Commission for review and briefly elaborated.

George Castle stated the Connecticut Federation of Planning and Zoning Agencies was holding its 78th Annual Conference on Thursday, March 26, 2026, at the Aqua Turf Country Club, Plantsville. He further stated that if any Planning and Zoning Commission members were interested in attending, they should let Margus Laan know as soon as possible so he can make reservations.

Margus Laan stated the Commissioners would get Training credits if they attended the Conference. He further stated the Planning and Zoning's Regular meeting also occurs on March 26th, so if desired, a Special meeting of the Planning and Zoning Commission could be scheduled a week before or after. Margus Laan stated he would get in touch with Planning and Zoning Commissioners Gary Gallagher and Michael Gutowski regarding this Conference.

Margus Laan stated he is pleased to have two Zoning and Wetlands Agents working evenings and weekends to assist the Land Use Department. He further stated these efforts are helping with the processing of the Building and Zoning Permits.

When questioned by George Castle, Margus Laan stated the Mayor is considering and wanting to go with a full time person for the Zoning Enforcement Officer position and briefly elaborated.

When questioned by Jim Klaneski, Margus Laan stated the two Agents are also assisting with Blight.

When questioned by Margus Laan, Joe Sopczneski stated he is familiar with the Town Blight, noting he was in attendance at the last Code Enforcement Committee meeting.

Adjournment

There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commissioner Connie Kapralos, to adjourn at 8:10 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale
Recording Secretary