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Town of Plymouth

Economic Development Commission

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*Linda Konopaske*  
TOWN CLERK

Economic Development Commission  
March 11, 2026 - Regular Meeting Minutes

**Call to Order:** Mayor David Sekorski called the regular meeting of the Economic Development Commission to order at approximately 6:37 PM on March 11, 2026. The mayor presided over the meeting in the absence of Chairman Jeff Scott, who was recovering from surgery.

Before the formal meeting began, Mayor Sekorski introduced and appointed two new commission members: Matt Gualtieri, a police officer and business owner in the industrial park, and Rob Wilcox, also a business owner who has lived in town his entire life. The mayor confirmed his authority under the town charter to make these appointments without council approval.

**Pledge of Allegiance:** Mayor Sekorski led the Pledge of Allegiance.

**Roll Call:** The meeting was attended by Mayor David Sekorski, Land Use Director Margus Laan, Consultant Vance Taylor, and Commissioners Bob Green, Matt Gualtieri, Rob Wilcox, and Jordan Kuczenski. Linda Konopaske served as Acting Recording Secretary, and Sue Boilard was present as a member of the public. Excused absences were noted for Chairman Jeff Scott and Recording Secretary Pam Pelletier.

**Fire Exit Notification:** The mayor provided fire exit instructions.

**Public Comments:** None.

**New Business:**

**a. Election of Officers:** Mayor Sekorski recommended tabling the election until the full commission could be present for this important decision. Motion: Bob Green moved to table the election of officers until the next meeting in the absence of current Vice Chairman Jeff Scott. Rob Wilcox seconded the motion. Motion carried unanimously.

**b. Meeting Calendar for 2026:** The commission reviewed the proposed regular meeting yearly schedule for the second Wednesday of each month. Mayor Sekorski explained important Freedom of Information requirements, noting that once the regular calendar is adopted, any cancelled or rescheduled meetings become special meetings with restrictions on agenda modifications. He emphasized the importance of following proper procedures. Motion: Matt Gualtieri moved to adopt the meeting schedule. Jordan Kuczenski seconded the motion. Motion carried unanimously.

### **c. Report of Economic Development Consultant - Vance Taylor**

1) Overview: Consultant Vance Taylor provided a comprehensive six-month update covering July through December of the previous year. He noted this would likely be a significant transitional year for the commission as the Plymouth Business Park nears completion after decades of development. He explained the history of the business park, which began in the 1970s with three phases. Phase 1 included NAPCO Drive, Phase 2 included Container Drive, and Phase 3 began selling lots in 2003. As of the meeting date, no lots remained available for sale - all lots were either sold or under contract.

2) Manufacturers Networking Events: Taylor described previous manufacturing networking events that revealed surprising local connections, such as companies discovering local suppliers they previously sourced from Germany. He mentioned working with library director Gretchen DelCegno on a potential "Made in Terryville" display to showcase locally manufactured products, including the surprising fact that the plastic straws for WD-40 cans are manufactured locally by Uniprise.

3) Groundbreakings & Ribbon Cuttings: This agenda item was covered within Taylor's broader discussion of ongoing activities and future opportunities.

#### 4) Phase III Closeout and Economic Development Fund

Taylor reported successful completion of the state partnership agreement. The state of Connecticut had been a financial partner since the early days, requiring the town to return half the appraised value of each lot sold. However, the state graciously ended this agreement as of December 31, 2023, allowing the town to retain all revenues from lot sales beginning January 1, 2024. Several lots sold in 2024 and 2025 generated revenue that the town gets to keep entirely. Taylor noted this creates an opportunity to establish dedicated economic development funds for programs such as:

- Low-interest facade improvement programs for Main Street buildings
- Microloan programs for small business startups
- Equipment purchase assistance or building upgrades for existing companies
- Grant or loan forgiveness programs tied to job creation

He suggested Bristol's economic development programs as potential models and recommended inviting Bristol's economic development director to share best practices.

Property Marketing Lists: Mr. Taylor shared two reports from his CoStar subscription service: properties currently available for sale in town and properties available for lease. He noted one missing property - the former Wasp Archery building in Plymouth Center, which he described as architecturally beautiful with a stage and wainscoting. These lists help commission members provide information to potential businesses seeking locations.

Commission members engaged in extensive discussion about transitioning the commission's role from land sales to business support services. Jordan Kuczenski suggested the commission become a resource center connecting businesses with state and federal grants, apprenticeship programs, and trade schools. He emphasized networking opportunities and proposed strengthening relationships with educational institutions like Bristol Tech and Naugatuck's welding program. He shared examples of successful business connections facilitated through networking, including helping companies access Connecticut Manufacturing Innovation Fund grants for equipment purchases. The discussion highlighted the commission's potential role as a first point of contact for businesses seeking various types of assistance. Jordan Kuczenski supported expanding networking events

and community involvement, noting the value of bringing local businesses together to discover mutual opportunities and resources.

**d. Report of Director of Planning & Economic Development – Margus Laan**

1) Commission Budgets – Proposed Fiscal Year 2026/2027 & Remaining for Fiscal Year 2025/2026

Land Use Director Margus Laan presented the economic development budget for review before Monday night's Board of Finance meeting. He noted approximately \$4,000 remaining in the current year's budget across two line items. The budget included \$2,000 for a business park directional sign that was removed due to property boundary issues and may no longer be necessary given GPS technology and the park's completion.

2) Business Zoned Area, Route 6 Corridor Seymour Road/Scott Road to Harwinton Ave & Looking into the Future – New Plan of Conservation and Development

Laan provided detailed background on Plymouth's zoning structure, explaining the town's three residential classifications (R-20, R-40, and Lake Districts), three commercial zones (C-1 General Commercial, Village District Commercial for Terryville Center, and RBZ Residential Business Zone), and three industrial zones (I-1 for older historic areas, I-2 including the business park, and I-3 for heavy industrial near the rail line).

He discussed the evolution from manufacturing zones to industrial zones in 2005, with different standards for older built-up areas versus new development. The Route 6 corridor between Burr Road and Seymour/Scott Road was identified as needing a potential transition zone to bridge commercial and industrial uses.

Director Laan explained that the town has contracted with the Naugatuck Valley Council of Governments to develop a new Plan of Conservation and Development, a comprehensive 18-month process examining all aspects of town development. He emphasized this presents an opportunity for the Economic Development Commission to provide active input on the town's economic future. The discussion revealed that most of Plymouth's land area (80%) remains undeveloped, though much includes environmentally sensitive areas like cliffs, gorges, and wetlands that limit development potential. Mayor Sekorski noted that the Plan of Conservation and Development committee would hold its first meeting the following evening, with Jordan Kuczenski serving as a commission representative on that committee.

3) Industrial Site Applications before Planning & Zoning Commission

Director Laan presented a site plan application from Ryan Geddes of Premier Development for the last remaining lot in the town's business park. The discussion revealed that the lot has not yet been officially sold according to assessor's records. The commission discussed the importance of maintaining standards for the business park's final lot to ensure appropriate long-term use and economic benefit to the town.

**Adjournment:** Motion: Bob Green moved to adjourn the meeting at 8:05 PM. Jordan Kuczenski seconded the motion. Motion carried unanimously. The meeting adjourned with Mayor Sekorski thanking the new members and noting the substantial amount of work ahead for the commission in its evolving role.

*Linda Konopaske*

Acting Recording Secretary