

Town of Plymouth
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Planning and Zoning Commission
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Minutes

January 8, 2026

Call to Order: Planning and Zoning Commission Chairman George Castle called the January 8, 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 Commissioner Gary Gallagher, Planning and Zoning Commissioner Mike Gutowski, Planning and Zoning Alternate Member Connie Kapralos, Planning and Zoning Member Jim Klaneski and Planning and Zoning Commissioner Sue Murawski. Also in attendance were Director of Planning and Economic Development Margus Laan and Town Council Liaison Ron Tiscia.

Fire Exit Notification

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

Pledge of Allegiance

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

Discussion item for update and Public input: 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 Steve Trinkaus' Consultant's Report was submitted to the Connecticut Siting Council on December 29, 2025, from the Mayor's Office, noting it was similar to what the Planning and Zoning Commission had heard on July 24, 2025, from Steve Trinkaus regarding drainage and design put forth by Verogy. He further stated Steve Trinkaus' conclusions were still the same in that solar panels are impervious; and there will still be a drainage issue with the proposal. Margus Laan stated Steve Trinkaus also included a six-page report and a drainage study report on solar panels which was done in another town. Margus Laan stated this was included as scholarly evidence to support Steve Trinkaus' contention of solar panels imperviousness, as well as the drainage issues. Margus Laan stated that he also sent the Application to the Bristol Water Department and notified them where 270 Preston Road is located in relationship to their watershed lands. He further stated the mailing included an electronic map that shows the setup of the panels on the property, as well as the December 11, 2025, Planning and Zoning Commission meeting minutes.

2026 JAN 15 AM 11:10
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
PLYMOUTH, CT
TOWN CLERK
George Castle

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Petition #1696 before CT Siting Council on Application Terryville Solar One, LLC Cont'd.

Margus Laan stated that he is waiting to hear what was said at today's (January 8, 2026) Connecticut Siting Council's meeting, noting it sounded to him like they would be a Public Hearing. He further stated it would be the Connecticut Siting Council's Public Hearing; they will contact the Town with date/time/location, and he assumes it will be held in Plymouth, but not definitely. Margus Laan stated that he will keep the Planning and Zoning Commissioners up to date on any new information he receives regarding the Public Hearing. Margus Laan thanked the Public for the numerous emails he received for the Connecticut Siting Council on behalf of the Town Residents.

Rob Berman, 42 Old Farm Road, Terryville, stated the Connecticut Siting Council voted twice at today's meeting, once to remove it from the table and the second vote was to hold a Public Hearing as requested by the Town of Plymouth.

Planning and Zoning Commission Chairman George Castle stated that depending on the interest and number of attendees, the Public Hearing could be held in the downstairs Community Room or Terryville High School if the number of attendees is high.

Rob Berman stated he was disappointed in today's Connecticut Siting Council's meeting, noting excepting one Application, which only received a delay, all the other Solar Field requests were approved, noting the Council likes Solar; a brief discussion followed.

Lisa Simo-Kinzer, 52 Old Farm Road, Terryville, questioned how much notice the Town would receive prior to the Connecticut Siting Council's Public Hearing date.

Planning and Zoning Commission Chairman George Castle stated he felt it would have to be a least a couple of weeks. He further stated the Town will be utilizing the Resident's emails and will keep everyone updated.

**Public Comment for Non-Agenda Topics: Requested time limit of no more than 3 minutes.
Note: Comments on those items listed on the Agenda need to be made during the period when item is discussed for inclusion in the record**

No report.

Public Hearing

Continued from November 13, 2025 and December 11, 2025: Application of Todd Clark, Clark Land Surveying LLC, on behalf of property owner NFORTY1 LLC for 9 Lot Subdivision of Property known as 173 Mt. Road / Assessor Parcel Number 093-110-004 in Residence R-40 District

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Public Hearing Application of Todd Clark, Clark Land Surveying LLC Cont'd.

Margus Laan stated Town Attorney Bill Hamzy was not able to review the documents that he had sent him prior to tonight's meeting. He further stated the Town Attorney was asked to review the idea of having a conservation easement. Margus Laan stated the Town Attorney did not make any comments on the covenants and declaration of restrictions that are being proposed, which he also sent to him. Margus Laan stated the email was sent on December 1, 2025, noting the maps that are in front of the Commissioners this evening (including the revised December 2nd map) shows the Open Space. Margus Laan stated he forwarded Todd's email to the Commission last night; excerpts on Open Space requirements in the subdivision regulations and briefly elaborated on his highlighted items.

Todd Clark, Clark Surveying, 126 Tunxis Road Bristol, CT, stated he wrote the email because he had the maps and wanted to clarify what the owners are willing to do. He further stated they are not going with the Open Space, noting that towns don't want to look after little pieces of land here and there. Todd Clark stated the Homeowners Association started to get too complicated/confusing so they would like the Town to waive the Open Space requirement given the fact that there are 52 acres of Open Space that have to be maintained in a nice state. He further stated they are hopeful that the Planning and Zoning Commission will accept the subdivision with deferred Open Space and briefly elaborated.

Margus Laan stated the amount of land they put into the Open Space, which is 22 percent for the Conservation Easement option, is much more in terms of land percentage than is required, which the State says can be no more than 10 percent. Margus Laan stated the airport cannot be called Open Space, noting it has to be dedicated space.

Planning and Zoning Commissioner Mike Gutowski stated if they keep the proposal the way they have shown he is good with it. He further stated if they go to sell Lot #9 the Town will still have control and that makes sense to him.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Todd Clark stated they will work around the wetland, noting they had already gone through the Health Department who said the septic systems are fine. He further stated the wells will be located in the back and briefly elaborated. Todd Clark stated the Soil Scientist Report didn't place a great value on the wetland, noting years ago there was farm there; now it is a flatter spot and it is not a babbling brook.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Todd Clark stated the property owners are all pilots that want to fly planes, noting there will be deed restrictions. He further stated if someone doesn't want to pay the Homeowners Association fee, they shouldn't buy the property and briefly elaborated.

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Public Hearing Application of Todd Clark, Clark Land Surveying LLC Cont'd.

When questioned by Planning and Zoning Commissioner Connie Kapralos, Todd Clark stated the wetland does not have standing water and is flat. He further stated there are wetland plants visible in the springtime. Todd Clark stated the Soil Scientist and the Town of Plymouth's Inland-Wetlands Commission did not have any issue with the wetland. He further stated if there isn't enough room on a lot, owners will have to park their plane(s) on the field; a brief discussion followed.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Jim Ouellette stated hangers will not be built for the planes; there will be tie-down spots and rent will be charged which will be part of the Homeowners Association fee or owners can put a garage in the back noting there was plenty of room.

Planning and Zoning Commissioner Jim Klaneski stated the Lots come with deed restrictions. He further stated everyone purchasing a Lot will belong to the Homeowners Association so no one will be disappointed because they will know up-front what they are getting.

Victoria Carey, 665 Greystone Road, Plymouth, stated she used to live on Mount Tobe Road and noted she is fascinated by the airplanes. She further stated that she has no problems with the airplanes going in or out of the area. Victoria Carey stated she loves the proposal that is being presented and feels it is fantastic for the Town and briefly elaborated.

Planning and Zoning Commission Chairman George Castle stated neighbor Dan Gentile had sent previous correspondence in favor of the proposal. He further stated the Commission has not received any negative feedback.

Planning and Zoning Commissioner Jim Klaneski made a motion, seconded by Planning and Zoning Commissioner Mike Gutowski, to close the Public Hearing on Application of Todd Clark, Clark Land Surveying LLC, on behalf of property owner NFORTY1 LLC for 9 Lot Subdivision of Property known as 173 Mt. Road / Assessor Parcel Number 093-110-004 in Residence R-40 District. This motion was approved unanimously.

Review, deliberate and motion and vote to approve, to amend or to reject the minutes of Special Meeting of November 25, 2025 and Regular Meeting December 11, 2025

Planning and Zoning Commissioner Mike Gutowski made a motion, seconded by Planning and Zoning Commissioner Gary Gallagher, to accept the November 25, 2025, Planning and Zoning Commission minutes as presented. Vote: George Castle/yes; Gary Gallagher/yes; Mike Gutowski/yes; Connie Kapralos/yes; Jim Klaneski/yes; Sue Murawski/abstained. Motion passes 5:1 in favor-1 abstention.

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Approval of Minutes November 25, 2025 and December 11, 2025 Cont'd.

Planning and Zoning Commissioner Mike Gutowski made a motion, seconded by Planning and Zoning Commissioner Jim Klaneski, to accept the December 11, 2025, Planning and Zoning Commission minutes as presented. Vote: George Castle/yes; Gary Gallagher/abstained; Mike Gutowski/yes; Connie Kapralos/yes; Jim Klaneski/yes; Sue Murawski/yes. Motion passes 5:1 in favor-1 abstention.

Deliberation and Decision on Application of Todd Clark, Clark Land Surveying LLC, on behalf of property owner NFORTY1 LLC for 9 Lot Subdivision of property known as 173 Mount Tobe Road/Assessor Parcel Number 093-110-004 in Residence R-40

When questioned by Planning and Zoning Commissioner Jim Klaneski, Margus Laan stated if it is sold as one large parcel and is kept as one large parcel then it will be fine; if it's decided it will be divided into smaller parcels it would be a re-subdivision and then the Open Space question can be revisited.

Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commissioner Mike Gutowski, to approve the Application of Todd Clark, Clark Land Surveying LLC, on behalf of property owner NFORTY1 LLC for 9 Lot Subdivision of property known as 173 Mount Tobe Road/Assessor Parcel Number 093-110-004 in Residence R-40, deferring the Open Space provisions until such time that the airfield/Lot 9 is developed or subdivided. This motion was approved unanimously.

Discussion Item Continued: Electric Meter placement at Prospect Street School, 12 Prospect Street / Assessor Parcel Number 040-053-034, discussed previously on November 13, 2025 and December 11, 2025; Ryan Geddes Jr., Premier Industries

Ryan Geddes, Premier Properties, 12 Prospect Street, Terryville, stated he read there were issues with the location of the electrical boxes at 12 Prospect Street noting there wasn't anything he could do about it and that it wasn't his choice. He further stated they followed all the rules and regulations, they submitted the site plans to Eversource, which the Planning and Zoning Commission had previously approved, noting Eversource came back and said it had to go where it currently is. Ryan Geddes stated the meters couldn't go on either side of the building because of the egress windows. He further stated that historically speaking the power has always gone on the left side of the building and briefly elaborated.

Ryan Geddes stated Peter from Lupo Electric is present this evening if the Commissioners have any questions. He further stated that he had read the minutes and noted he can't make everyone happy every time, but all of his projects have followed the rules and regulations.

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Discussion Electric Meter placement at Prospect Street School, 12 Prospect Street Cont'd.

When questioned by Planning and Zoning Commission Chairman George Castle, Ryan Geddes stated a buffer could be put in front of the meters and that he had planned on painting the box the same color as the brick building and will screen it with arborvitaes.

When questioned by Margus Laan, Ryan Geddes stated putting a wall in front of it would be another structure and stated it can all be taken care of with landscaping.

When questioned by Planning and Zoning Commission Chairman George Castle, Ryan Geddes stated the meters have to be read close up because of their size. Ryan Geddes stated the project was approved with 28 units, noting it must have been known there would also be 28 meters.

Reading from the Town's Zoning Regulations, Planning and Zoning Commissioner Connie Kapralos stated Section 01-b. states that any alterations made to the exterior of the dwelling shall not detract from the original residential character or from architectural style. She further stated she felt Ryan Geddes did not read the Regulations when he purchased the building.

Ryan Geddes stated when the Planning and Zoning Commission approved the Site Plan he went forward with the building, noting the Site Plan shows the electrical going into the building on the front left hand corner of the building.

When questioned by Ryan Geddes, Planning and Zoning Commissioner Connie Kapralos stated the Planning and Zoning Regulations were approved on August 15, 2018.

Margus Laan stated the project was approved in January/February 2019.

When questioned by Margus Laan as to what is the role, power and ability of an electric utility in this situation, Ryan Geddes stated the utility picks the location of the service that meets their requirements. Ryan Geddes stated the distributed pictures show the electrical lines are buried underneath the ground and they connect to the service itself. He further stated once it is energized, Eversource will take the pole off the building and then take the wires down; a brief discussion followed.

Ryan Geddes stated appealing to PURA is a two to three year process, however it wouldn't do him or the Town any good because Eversource is not violating any regulations, noting the location is on their deed so they basically own the area and there's nothing anyone can do about it. Ryan Geddes stated if the Planning and Zoning Commissioners felt more comfortable with a brick wall in front of the meters, he could take care of it, but he can't do anything about the location of the meter box because Eversource took their easement and decided the location themselves. He further stated he did not want the meter box where Eversource decided it would be located, noting it was very frustrating to him as well.

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Discussion Electric Meter placement at Prospect Street School, 12 Prospect Street Cont'd.

Ryan Geddes stated he will have his Architect make two drawings to screen the meter box; one with landscaping and one with a brick wall, noting the Planning and Zoning Commissioners can decide which look they prefer.

Planning and Zoning Commissioner Sue Murawski stated Ryan Geddes' plan with two drawings is a great idea.

Ryan Geddes stated they are almost finished with the building, noting that most of it is already framed and they are now working on the plumbing.

When questioned by Planning and Zoning Commission Chairman George Castle, Ryan Geddes stated the units will have central air units on the interior walls. Ryan Geddes briefly elaborated on the interior look of each apartment noting his mason was fantastic. It was noted they are not changing anything on the outside facade except for the meter box, which they had no choice on.

Ryan Geddes invited the Planning and Zoning Commissioners to pick a date and do a field trip to view the building.

Margus Laan stated he would file an Agenda for Saturday, January 10, 2026, 9:30 a.m., for the Special Meeting to tour 12 Prospect Street.

When questioned by Planning and Zoning Commissioner Jim Klaneski, Ryan Geddes stated the two drawings will be available at the February Planning and Zoning meeting.

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

Planning and Zoning Commissioner Jim Klaneski stated Plymouth would have to come up with its own plan or join up with the Naugatuck Valley Council of Governments (NVCOG) to comply with new State of Connecticut Zoning laws. He further stated he believed the Town has two years to implement the plan. Planning and Zoning Commissioner Jim Klaneski stated that he didn't feel it would be practical for the Town to make its own plan. He further noted the State will be doing a town-wide survey on Open Space, Developable Space and what percentage our of our current Housing is low and moderate income/disabled, which will then be compared to other towns and prioritized and briefly elaborated. Planning and Zoning Commissioner Jim Klaneski stated as part of the State Bill there will be monies available to the Town for such things such as increasing the size of the sewer plant because of the addition of Affordable Housing, roadwork due to more traffic, etc.

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Commission Discussion, Staff Discussion and Other Items Cont'd.

Margus Laan stated he will ask the NVCOG to come to a future Planning and Zoning Commission meeting to brief the Commissioners. He further stated the percentage of the Town's income is pretty modest in how it ranks in terms of family income and briefly elaborated.

Planning and Zoning Commissioner George Castle stated Plymouth has a lot of new buildings going up, with Scott Road having 60 units as an example.

When questioned by Planning and Zoning Commissioner Sue Murawski if the Town's fair amount of two and three family houses is considered as affordable, Margus Laan stated it depends on how much rent is being charged, noting usually those houses are the more modest/affordable option and briefly elaborated.

Planning and Zoning Commission Chairman George Castle stated the WPCA has come before the Capital Improvements Committee noting they have major repair issues to address.

Margus Laan stated the 58 units on Prospect Street are market rate and Scott Road has 12 units that are marketable rate; other units will be affordable being in an income directed rental system/CHFA. He further noted there are guidelines as to how many units will be rented within certain income categories, noting it's complicated.

When questioned by Planning and Zoning Commissioner Gary Gallagher regarding the status of the Zoning Enforcement Officer position, Planning and Zoning Commission Chairman George Castle stated the Town currently is utilizing two outside Staff.

Margus Laan stated the two outside Staff are assisting his office and doing inspections for Zoning Permits and Wetland Applications, signoffs and reviews.

Town Council Liaison Ron Tiscia stated the Zoning Enforcement Officer position was discussed at a Town Council meeting, noting the Town is taking applications but there haven't been any good prospects to date.

Adjournment

There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Gary Gallagher made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to adjourn at 8:27 p.m. This motion was approved unanimously.

Respectfully Submitted,


Patricia A. Hale, Recording Secretary