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Zoning Board of Appeals

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Minutes

March 10, 2026

Call to Order: Zoning Board of Appeals Chairman Marty Sandshaw called the scheduled March 10, 2026, Zoning Board of Appeals Special Meeting to order at 7:00 p.m., in the Mayor's Conference Room, Plymouth Town Hall.

Roll Call: Present were Zoning Board of Appeals Member/Chairman Marty Sandshaw, Zoning Board of Appeals Member Sarah Sandshaw, Zoning Board of Appeals Member Paul Schwanka, and Zoning Board of Appeals Member Thomas Tracy. Also in attendance was Director of Economic Development and Planning Margus Laan.

Pledge of Allegiance

Zoning Board of Appeals Chairman Marty Sandshaw led the Zoning Board of Appeals Members and the Public Audience in the Pledge of Allegiance.

Public Hearing on Variance Application for 64 North Harwinton Avenue/Assessor Parcel Number 029-018-016; Application of Property Owner Richards Corporation for Variance of Section 4.C. Rear Yard Set-Back Requirement for the construction of new building at the company's compound; Richards Corporation Representative: Dennis Doyle; Engineer: Robert Green Associates, LLC

Sarah Sandshaw made a motion, seconded by Thomas Tracy, to open the Public Hearing for 64 North Harwinton Avenue/Assessor Parcel Number 029-018-016; Application of Property Owner Richards Corporation for Variance of Section 4.C. Rear Yard Set-Back Requirement for the construction of new building at the company's compound; Richards Corporation Representative: Dennis Doyle; Engineer: Robert Green Associates, LLC. This motion was approved unanimously.

Dennis Doyle, Executive President, Richards Corporation, stated they were building a cold storage building (no heat), noting over the years they had collected a lot of miscellaneous material which they want to move out of the yard and into the building. He further stated the reason for the 10 foot setback is because they need to be able to have their 100,000 pound excavator turn around without having to back it out into North Harwinton Avenue. Dennis Doyle stated the storage building will also provide protection for their equipment.

Robert Kennedy, Lauretano Sign Group, Terryville, stated he was concerned about the water runoff from the proposed project. Referencing the distributed drawing, Robert Kennedy stated that he had a lot of different water issues last year that he had never previously experienced, noting all the properties in the Industrial Park have wetlands on them. He further stated he wasn't present this evening to cause issues.

Dennis Doyle stated that he had considered the water issues and had designed the pitch with them in mind.

Public Hearing on Variance Application for 64 North Harwinton Avenue Cont'd.

Dennis Doyle stated there will be curtain drains in the front and in the back of the building, along with pervious stone. Dennis Doyle stated the pipe would go down to the swale, noting he didn't want to flood or hurt any nearby properties. Dennis Doyle stated he didn't like the look of the Conex boxes on his property, and he will be putting everything into the proposed building to make his property more aesthetic to the neighbors. Dennis Doyle requested if one drop of water goes onto the Lauretano property that he be contacted about it because he has the means to fix it.

When questioned by Joanne Tichon, 84 North Harwinton Avenue, Terryville, abutting property owner, Dennis Doyle stated the water goes into the swale, noting it isn't close to the Tichon property, and he would never do anything to drown anyone out.

When questioned by Nicholas Tichon, 84 North Harwinton Avenue, Terryville, abutting property owner, Dennis Doyle stated his proposed building is 76 feet from the property line, noting the building will face the road. He further stated it will be an attractive building, and he won't be doing anything that will make his neighbors mad.

Margus Laan stated the drainage issue would be something the Planning and Zoning Commission would address, which will provide a second chance to speak and briefly elaborated.

Paul Schwanka made a motion, seconded by Sarah Sandshaw, to close the Public Hearing. This motion was approved unanimously.

Public Introduction by the Chairman

Zoning Board of Appeals Chairman Marty Sandshaw read the following statement into the record: "A peculiar or unique feature of a particular piece of property that prevents the landowner from making a reasonable use of the property in conformance with the existing zoning regulations. A hardship has nothing to do with the personal circumstances of the landowner. The fact that the owner might be able to make a more profitable use of the land if it were not for the zoning regulations does not equate to hardship. Proof of a true hardship is a legal requirement for a zoning board appeals to issue a variance."

Deliberate and take action on Applications-64 North Harwinton Avenue/Assessor Parcel Number 029-018-016

Marty Sandshaw read Margus Laan's recommendation into the record as follows: Staff recommendation is to grant the variance requested by the Applicant. There is a hardship: it is operational—will allow an existing operation to fulfill what the area is designated for all within the confine of the property. By placing the cold storage building as far back as is proposed, Richards Corporation will be able to do what Section 2.D. and Sections 7 D. and 7>E instruct enterprises to do.

Deliberate, take action on Applications-64 North Harwinton Avenue, Terryville, Cont'd.

The intent of I-2 District is the location and operation for heavy industrial, manufacturing and distribution uses. Sections 7.D. and 7.E involve operation on sites-noting how off-street parking, loading and driveways are to operate and that these operations remain on site, not spillover onto public ways.

When questioned by Paul Schwanka, Sarah Sandshaw stated the water goes through the swale and then flows to the Community Garden area into the stream near the meat packing/slaughterhouse business and eventually makes it to Terryville Fish and Game Club's Upper Pond.

Dennis Doyle stated when the building is completed, he would like to pave the entire parking lot, noting that currently it is all millings.

Thomas Tracy stated he drove by the property this weekend to get an idea of the lay of the land, but the gate was closed. He further stated it had a good incline, and the water concern was rightfully so. Thomas Tracy stated he also understands the difficulty of trying to turn a truck around in the stated confines of the property.

Application of Property Owner Richards Corporation for Variance of Section 4.C. Rear Yard Set-Back Requirement for the construction of new building at the company's compound; Richards Corporation Representative: Dennis Doyle; Engineer: Robert Green Associates LLC

Thomas Tracy made a motion, seconded by Sarah Sandshaw, to accept a 39.4 foot variance from the required 50 feet, for the Application at 64 North Harwinton Avenue/Assessor Parcel Number 029-018-016. This motion was approved unanimously.

Zoning Board of Appeals Chairman Marty Sandshaw stated there is a 15-day wait period before work can begin on the property, noting this is a condition of the Variance. He further stated the waiting period is in place in case someone wants to appeal it.

Margus Laan stated Dennis Doyle can now submit his application to Planning and Zoning.

Administrative Matters—Meeting Calendar for Year 2026

Paul Schwanka made a motion, seconded by Sarah Sandshaw, to accept the Zoning Board of Appeals Meeting Calendar for Year 2026 as presented. This motion was approved unanimously.

Public Comment on Non-Agenda Items: Requested limit of no more than three minutes in duration. Note: Public comment is for non-agenda topics. For items on the agenda, comments need to be made during agenda item discussion for inclusion in the record for the application which the decision is to be made

No report.

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Adjournment

There being no further business of the Zoning Board of Appeals, Zoning Board of Appeals Member Paul Schwanka made a motion, seconded by Zoning Board of Appeals Member Sarah Sandshaw, to adjourn at 7:23 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale
Recording Secretary