

March 12, 2026

Minutes

Call to Order: Planning and Zoning Commission Chairman George Castle called the March 12, 2026, Planning and Zoning Commission Regular meeting to order at 7:29 pm in the Community Room, Plymouth Town Hall.

Roll Call: Present were Planning and Zoning Commission Chairman George Castle, Planning and Zoning Commission member Jim Klaneski, Planning and Zoning Commission member Mike Gutowski, Planning and Zoning Commission member Susan Murawski, Planning and Zoning Commission Alternate Voting member Connie Kapralos. 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 Commissioner and the public audience.

Pledge of Allegiance

Planning and Zoning Commission Chairman George Castle led the Planning and Zoning Commissioner and the public audience in the Pledge of Allegiance.

Update and Additional Public Input Discussion Item: Petition number 1696 before Connecticut Siting Planning 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

Planning and Zoning Commission Chairman George Castle informed the commission that there will be a public hearing via Zoom on Terryville Solar I, LLC petition on 270 Preston Road facility. It will be on Tuesday, March 31st, 2026, at 2 p.m. It will be an opportunity for cross-examination by the petitioner and parties and interpreters, readers, not for public comment.

Director of Planning and Economic Development Margus Laan stated that the meeting room in town hall has not been determined. The good news is that we have been granted intervener party status. It was granted on the 19th of February when they had a meeting of the Siting council. He offered a flyer that announces the public hearing of the Siting council with the Zoom link.

Planning and Zoning Commission Chairman George informed the commissioners that after the 2 o'clock meeting is an opportunity for cross-examination by the petitioner and parties and interpreters, readers, not for public comment. At 6.30 p.m., public comments will be allowed. Pre-registration reserved for public to make brief statements into the record with a time limit of three minutes. Director of Planning and Economic Development Margus Laan will send the information about the public comment section to all interested parties again. Margus confirmed for George that the engineer for the project, Dick Drenkus will be participating in the meeting.

PLYMOUTH, CT
TOWN CLERK'S OFFICE
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2026 APR 16 PM 2:17
George Castle
TOWN CLERK

Public Comment on Non-Agenda Topics: None

Review, deliberate, and motion to approve to amend or reject the minutes of the regular meeting on February 12th, 2026:

Director of Planning and Economic Development Margus Laan advised the commission to take the time to review the minutes and wait until the next meeting to adjust or approve. Planning and Zoning Commission member Susan Murawski made a motion to move approval of the minutes to the agenda for the April meeting. Planning and Zoning Commission Alternate Voting member Connie Kapralos seconded the motion. Motion was unanimous.

Review and Preliminary Comment of the Application for 29 Lassie Court, Parcel Number 020-08-03-14. Property of Infinity Home and Company, LLC, Operation of Infinity Surfacing & Refinishing: Application of Jordan Kuczenski:

Director of Planning and Economic Development Marcus Laan reminded the commission that Jordan received approval for this building in December of 2021. It was a two-phase project. Both phases were approved. Phase one was built. Jordan is looking for approval of changes and additions to the pre-approved Phase Two addition. The original phase two addition was 60-by-60. This is an alteration to a previously approved addition that they are now expanding. Jordan explained the changes were necessary because his business is expanding and they need more space to keep up with customer demand. The proposed addition will be close to 7,300 square feet. The office is already built 2,400 square feet, two levels, built for sales team, HR, everything needed to supply the back end, which is the labor. The proposed addition will make the building 13,300 square feet.

Jordan noted that the existing site, surface, the grade lines, and the slope have already been built. The plan is to expand the building as far as he can without having to go through changes with the wetlands.

The drainage stays in place. The sewer has already been pre-built because they knew they would be running the sewer for Phase 2. The sewer is unchanged. There is no new transformer. The electric service is already in the building. The breaker is ready to feed Phase 2. Other than the roof leaders on the proposal and the square line that makes up that building, there is no other change. They made some simple modifications to clean up the parking lot. They also adjusted the fire emergency exit. They added a dumpster pad to the end of the building. The curb line will match the dumpster pad. Other than that, the site lighting currently in place is unchanged. Curb lines will stay the same. Where the existing building is, they ended up coming out almost 10 feet. With those 10 feet, they added 9-foot width parking stalls all the way up to the door. Parking will not be a concern. The way

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the plan is drawn will allow for the correct amount of parking spaces required per square foot of building.

Margus will go through all the details and make sure there are no problems. He will run the proposal by Public Works, the Fire Marshall, et cetera, on all the points discussed. If there are any issues, he will bring the proposal back to the commission. Margus wanted to bring this proposal to the commission's attention, so they are aware of the application in the queue and was being heard. As a site plan, it has a 65-day window of opportunity. The commission needs to act. If they do not act within 65 days, it gets automatically approved. This is not a special permit where if it's not acted upon, it dies. In this situation, it gets approved. This rule is intended so that zoning commissions do not just wait and try to run out the time. They must act.

Assuming he gets the sign off from the parties mentioned, Margus will run the proposal by Dave Elder to ensure there are no wetlands concerns. If it does need to go before Inlands/Wetlands Commission, he will put it on their agenda.

Planning and Zoning Commission member Mike Gutowski moved to approve the application subject to approval from departments and clearing from Inland/Wetlands. The motion was seconded by Planning and Zoning Commission member Susan Murawski. The vote was 3 yes votes and one abstained. Motion passed.

For 12,000 Square Foot Industrial Building at 6 Swicklas Court/ Assessor Parcel Number 020-018-003-IA; property of Town of Plymouth; proposed buyer/ developer: Premiere Properties LLC; application of Ryan Geddes

Margus reminded the commissioners that this proposal cannot be handled the same way as the previous one. This is a brand-new site plan that has not gone through departmental reviews. The applicant, Ryan Geddes, is not looking for a decision this evening. He is making the commission aware of the proposal that is going to be coming before them.

Mr. Geddes stated that the plan is the exact same building as was approved and built at Container Drive. He took the same site plan and placed it on the property at 6 Swicklas Drive. He has a tenant for the site, Connecticut Custom Coating. The project will not be started until early summer. Mr. Geddes believes Margus Laan should have more authority to make Staff Approvals when the changes to an approved plan are minor. In this case the plan has to be passed through Public Works even though it's an approved lot in an industrial park, but Mr. Geddes did add a driveway cut. He laid out the building to leave the berm the town built on his site. He acknowledges it's a nice buffer for the neighbors next door. There were no other questions for this project.

Motion was made by Planning and Zoning Commission member Mike Gutowski, seconded by Planning and Zoning Commission member Susan Murawski, to add property at 128 North Tarvington to the agenda. All in favor. Margus informed the committee that the commission had approved as an industrial park. Margus believes it is an industrial complex, not a park

because it's one large parking lot with four rows of buildings. The use as an industrial complex was approved by special permit. Ryan is bringing to the commission a site plan modification on the details of the project. The project is in "land use limbo". It has been in Margus' office since the end of January.

But it's not in the permit link system. In order for the commission to act on it, it has to be in the system as an official application and paid for. This is a site plan modification of the details about how the parking has been done and other details. It is not a change to the special permit.

Ryan Geddes explained the changes are to remove a road that was too steep to allow a fire truck access to the building. They added another dumpster as requested by commissioner Gary and added two more parking spaces. They did not change the size of the buildings. The outer perimeter of the entire parking lot and roadway have remained the same. The only thing they did was straighten the buildings out and create a green space with walking sidewalks for safety in between the buildings and eliminate a roadway. They are going to start building what was approved because the site grading doesn't change. They are asking for a modification. They are trying to follow all the rules and have the modification approved before they start. The request is not in the system because of login issues.

Steering Committee Report on Plymouth Plan of Conservation & Development: Report to the Commission of Discussion & Outcomes from Steering Committee Session held earlier in the evening of March 12th

George Castle reported on the first of the Steering Committee which occurred earlier this evening. All of the members were introduced. The meeting is led by Lana Harris and Emily Ricci from the Naugatuck Valley Council of Governments. It was a productive first meeting

Monday, March 16, 2026 - Land Use Night at Board of Finance: Discussion on Proposed Budget for Fiscal Year 2026 / 2027 & Hearing with Board of Finance

Margus shared the narrative that explains the Planning and Zoning portion of the budget as well as a copy of the entire budget. He explained that what is not shown is that the mayor is proposing to make the zoning wetlands enforcement officer full-time. Margus assigned an estimate of a rough salary of \$75,000 based on the hourly salary and turning it into 37.5 hours a week. The amount was requested by the town finance director.

The biggest item is the proposed budget is Legals. It is currently \$9,000.00 so far, the commission has spent \$3,000.00. Margus adjusted in the proposed budget to \$8,000.00.

There is a line for consultants. Those funds will be for consultants that the town chooses to use to have questions answered. If we have a situation where there is someone before the Planning and Zoning Commission with a major project, we're going to use the consultant line. Margus was asked to fill in the Salary line this year. That was previously entered by the finance director.

George asked about the dinner that was scheduled for the same night as the Budget on March 26th. Margus will reschedule and get the new date out to the commissioners. Margus encourages any commission members to attend the Finance Board on March 16th at 7 pm.

Section 9.B.2. Notice - Hearing & Decision of Zoning Board of Appeals: Application of Richards Corporation for Variance Application of Section 4.C. Rear Yard Set-Back Requirement at 64 North Harwinton Avenue/ Assessor Parcel Number 029-018-016.

Margus explained Zoning Board of Appeals met on Tuesday night and last night Economic Development met. At Zoning Board of Appeals, the Richards Corporation sought and got approval to locate a new cold storage building on their property at 64 North Hardington Avenue.

They'd like to put it 10 feet or as close as 10 feet from the rear property line, which they share with Lauritano Sign Corporation. The reason that they'd like to put it at that location is to make the best use of their construction yard. Specifically, they cited the need for trucks to make certain turning movements. For the Zoning Board of Appeals application, Margus put together a drawing using the site plan that was prepared by Bob Green's office. The industrial park has a rear setback requirement of 50 feet, so they are seeking a variance of 40 feet. It makes a big difference when you put that building 10 feet away versus 50 feet away. Margus informed the commission that they will be getting to see this application now that they have gotten a variance. They can come to the Planning and Zoning Commission and have a site plan that will be legal because they've gotten the absolution for putting the building as close as they are proposing. A representative from the neighbor, Laurentano Signs, was at the meeting on Tuesday night. His concern on behalf of their company is the drainage. The discussion before the commission that night will be about the placement of the new building, where it's going, the drainage implications, how that will affect the neighbors, and understanding of the topography.

Commission Discussion, Staff Discussion & Other Items before the Commission

The new Public Works Director, Joe Sopczneski, is very active with Blight. He ran the blight meeting. The 30-year-old problem at Chitzney Terrace is being torn down. There are about 15 active blight issues and some were snow related so those should be resolved now.

Margus explained that the town has hired several part time people to handle Building Inspector responsibilities since Clarence retired.

There was a complaint from a neighbor who was complaining that they were getting drainage dirt and mud from the 9 Scott Road project. Margus forwarded the complaint to Dave Elder and Rhonda as well as Inland Wetlands.

Adjournment

Jim made a motion to adjourn at 8:40 which was seconded by Planning and Zoning Commission member Mike Gutowski.

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Respectfully Submitted,

Maureen Cappetto

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Acting Recording Secretary