

Meeting Minutes

May 13, 2026, 6:30 PM

PLYMOUTH, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
2026 MAY 18 PM 1:30
Diana Kuczenski
TOWN CLERK

1. Call To Order

Vice Chairman Jeff Scott called the meeting to order, noting that Mayor Sekorski was absent.

2. Roll Call

Members in attendance included: Jeff Scott, Rob Wilcox, Jordan Kuczenski, Matt Gualtiere, Vance Taylor and Margus Laan were in attendance.

3. Fire Exit Notification

Vice Chairman Scott provided the fire exit notification, directing attendees to exit through the door, turn left, then right to reach the exit.

4. Pledge Of Allegiance

Vice Chairman Scott led the Pledge of Allegiance.

5. Public Comment

Vice Chairman Scott noted that no members of the public were present and that the public comment period was skipped.

6. Approve Minutes From March 11th, 2026

Motion to approve the minutes of the March 11th, 2026 meeting was made by Rob Wilcox and seconded by a Matt Gualtieri. The motion carried unanimously.

7. New Business

a. Election Of Officers

Vice Chairman Scott opened nominations for the position of Chairman and immediately nominated Jordan Kuczenski for the role. The motion was seconded by Matt Gultieri; there were no other nominations for Chairman, and the nomination was voted on unanimously. Jordan Kuczenski was elected as the new Chairman.

Nominations were then opened for Vice Chairman. Commissioner Jeff Scott was nominated and accepted the nomination, with no other nominations offered. The vote carried unanimously, and Jeff Scott was elected Vice Chairman.

b. Report Of Economic Development Consultant – Vance Taylor

Consultant Vance Taylor noted that he had been working with the Commission for nearly three years. He introduced the monthly CoStar/LoopNet commercial real estate report, which he runs

each month to keep commissioners informed of properties available for sale or lease in Plymouth.

c. Vance's Update

Taylor presented two packets of available properties — one for sale and one for lease. Discussion touched on several specific properties:

Lake Plymouth Inn / Upholstery Shop (South Street): The property, currently operated as an upholstery business by a tenant known as "Tanner," was recently listed for sale (listed May 4th). Director of Planning & Economic Development Margus Laan explained that the owner had previously received Planning and Zoning approval to convert the first floor into a residence and use the lower level as workspace, contingent on exterior site improvements and a parking lot reconfiguration. The owner never implemented the approved plan, and is now selling. It was suggested that the EDC's small business boost fund or low-interest loan programs could be explored to assist the owner, though Laan indicated financing did not appear to be the central issue.

Mayfair Property (Downtown Lot): Extensive discussion centered on the town-owned Mayfair property, a roughly half-acre lot on Route 6 in the downtown. Taylor recounted previous inquiries, including a full-price offer of \$250,000 from Aroma Joe's (a drive-through coffee concept), which was ultimately declined based on advice from Connecticut Main Street and the town's Community Investment Fund consultant, who advised prioritizing "feet to the street" — uses that bring pedestrian activity downtown. A Domino's franchisee has also expressed interest. Most recently, a 7 Brew coffee drive-through concept leased a similar-sized parcel in Bristol for \$75,000 per year on a triple-net, 15-year ground lease, generating an estimated property value exceeding \$1,000,000 under an income approach.

Taylor proposed that the town consider offering the Mayfair parcel for both sale and lease, arguing that a long-term ground lease to a national tenant could yield the town significantly more value than an outright sale, particularly if the leased property were subsequently sold to an investor. The Real Estate Committee has requested a meeting with Taylor to discuss this strategy. Commissioners expressed general support for the concept but noted that legal confirmation of the town's authority to do so would be needed.

It was suggested that the town commission updated conceptual site plan drawings from engineer Bob Green (who previously did conceptual layouts for the property) using a modest allocation from the Economic Development Fund, and incorporate them — along with a QR code — into a new sign for the Mayfair property. The back portion of the lot was noted as restricted from building (due to a prior environmental cleanup), though paving for parking is permitted. The neighboring property, formerly owned by Dr. Pavlok and subsequently purchased by Brian Gretchen DelCegno, was also discussed as a potential partner parcel for a combined development.

400 South Main Street (Large Industrial Building): The property is listed for sale at \$2,000,000. The owner came before the Board of Assessment Appeals seeking a reduction in assessed value to \$400,000, citing no active operations. Laan noted that the owner had received site plan

approval to develop a rail-connected solid waste recycling operation but encountered significant state licensing delays. Taylor reported that a metalworking and trailer-repair fabrication company had expressed strong interest and offered full asking price, though the current owner indicated another buyer was being considered. Taylor committed to following up directly with the property owner.

South Riverside / Gedney Property (14-Acre Industrial Site): Taylor reported that after approximately one year of discussions with the Worhunsky family — Steve Worhunsky locally and his nephew Pete Jr. in California — the owners have agreed to list the property for sale. Taylor noted that a buyer has been identified, that terms have been negotiated, and that both parties' attorneys are now involved. Taylor declined to disclose the intended use on the record, noting the matter requires discretion pending contract execution. Margus Laan confirmed the buyer is represented by a Bristol attorney familiar with the property. The site received a DEEP "letter of no audit," which, while not a clean bill of health, confirms the state will not require further investigation or remediation.

228 Main Street (Former Terryville Trust Bank Building): The property was discussed briefly. Taylor noted that the Domino's franchisee who holds site plan approvals for the parcel (for a mixed-use retail building). The property's engineering and site plan approvals were characterized as adding significant value. The property is listed with a broker in Waterbury.

8 South Main Street (Former Rite Aid Shopping Plaza): The Yonkers-based owner appeared before the Board of Assessment Appeals seeking a reduction in assessed value to \$600,000, claiming he could sell it immediately at that price and had no interested buyers. The appeal resulted in a partial reduction. Taylor reported the building has been vandalized — windows smashed, copper wiring and electrical components stripped — and the fire marshal has issued a violation notice ordering the owner to secure the building. Commissioners expressed strong frustration. Discussion returned to the broader concept of the town potentially acquiring both 8 South Main and the adjacent 33 South Main mill building to facilitate a combined redevelopment, possibly including an entertainment and mixed-use destination. Parking constraints on the site were acknowledged as a key challenge.

15 Container Drive / Plymouth Park (Frank Casino Building): Taylor noted the 18,000 sq. ft. building has a 4,000 sq. ft. tenant doing convenience store snack distribution, with the remainder vacant and available for lease.

Armbruster Farm / Ryan Gettys Development (North Harwinton Ave.): Taylor reported that developer Ryan Gettys has received site plan approval to construct seven 12,000 sq. ft. buildings on the approximately 8-acre former Armbruster Farm site. , Jordan Kuczenski has been in dialogue with Gettys about the possibility of configuring some buildings as 6,000 sq. ft. condominium-style units for sale to manufacturing companies, rather than smaller rental units more likely to attract contractors and storage users. Gettys has reportedly held off on finalizing column-style structural decisions in order to accommodate this approach. Jordan Kuczenski emphasized the importance of acting now to influence the character of the tenancy, noting that once units are sold, the type of use becomes entrenched for decades.

This discussion led to a broader conversation about industrial zoning. Laan argued that the business park should have its own distinct zone — separate from the broader I-2 classification — with regulations specifically tailored to promote true manufacturing and light industrial enterprise, and discouraging incompatible uses such as dead storage, boat/RV storage, or non-industrial contractors. Taylor and others acknowledged the challenge of implementing such restrictions retroactively, particularly as Gettys has indicated he will rent to contractors and tradespersons regardless. The group agreed that refining the I-2 zoning language should be pursued as a recommendation to Planning and Zoning.

Michaud Tool (122 NAPCO Drive): Taylor reported that the founder of Michaud Tool, a CNC/lathe/EDM machining shop, passed away late last year. His son has indicated a desire to sell the 5,000 sq. ft. building on approximately 1.5 acres for \$595,000, with potential for expansion. Taylor noted the building is well-equipped with a loading dock and drive-in door, suitable for light manufacturing. The Colger family, which owns adjacent lots in the park, has considered the building but the parties have not reached agreement on price.

Malco/Dunkin' Donuts Building (NAPCO Drive): Taylor noted that the long-time occupant of a NAPCO Drive building (Malco, a manufacturer of outdoor architectural lighting) has closed, and the building was subsequently purchased by a Dunkin' Donuts franchisee for storage purposes. Taylor indicated concern about the loss of industrial use and committed to following up.

Possible High-Tech Manufacturing Company seeking property or a facility: (North Harwinton Avenue): Taylor described a high-tech manufacturing company — employing approximately 50 people and seeking a 75,000 sq. ft. facility. There is a roughly 9.76-acre, T-shaped parcel on North Harwinton Avenue (zoned I-2) owned by Joanne Tichon Property as a potential development site. The company had previously explored a Bristol site that proved unworkable due to wetlands. Commissioner Rob Wilcox offered to make contact with the property owner, as he has done prior work for her. Taylor emphasized the need for discretion.

Lot 23 / Container Drive: Taylor noted that the owners of Lots 22 and 23 on Container Drive may now only build on one lot and are considering offering Lot 23 for sale. Commissioners were asked to keep this in mind for any prospective buyers.

d. Proposed Manufacturers Networking Events In Cooperation With AdvanceCT

Taylor reported that he spoke with Jessica Laverio of AdvanceCT and confirmed plans for a manufacturers' networking and resource presentation event to be held on Tuesday, June 16th, beginning at 3:30 PM. The event is expected to be hosted at John Casanova's soda bottling facility (pending confirmation). The format will include approximately one hour of panel presentations featuring representatives from the Connecticut Small Business Development Center, Connecticut Innovations, the Constep program, the Connecticut Green Bank, and similar organizations offering resources, grants, and financing tools relevant to local manufacturers. A networking period will follow. Taylor noted that prior events of this type have been successful in connecting local businesses with state and federal programs of which they were previously unaware.

e. EDC Ambassadors

Taylor proposed formalizing a role for EDC commissioners as "ambassadors" — each assigned a list of 5 to 10 local businesses to contact personally, either by phone or in-person visit. The purpose is to proactively build relationships with existing businesses, serve as a point of contact for concerns or opportunities, and avoid learning about significant business changes only after the fact. Taylor indicated that once a business directory is developed in coordination with AdvanceCT, companies will be distributed among commissioners for outreach. The idea was received enthusiastically by commissioners.

f. Economic Development Fund

Discussion arose regarding the EDC's budget and the status of revenues from lot sales in the business park. Taylor noted that since January 1, 2024, Plymouth is no longer required to remit a portion of lot sale proceeds to the state — a longstanding arrangement stemming from the state's original investment in developing the park. He estimated that lot sales in 2024, 2025, and early 2026 have totaled over \$250,000, and inquired where those funds currently reside and whether they can be designated for economic development purposes.

Pam Pelletier (Recording Secretary) confirmed the current approved EDC budget is \$41,180 as shown on the Town Website, covering professional services (\$30,000), advertising (\$4,500), supplies (\$200), and recording secretary compensation. Margus Laan's salary is covered under Planning and Zoning.

Taylor also raised the question of whether the town could use EDC funds to offset or waive building permit fees for incoming manufacturers as a business incentive. The Recording Secretary cautioned that permit revenues are already insufficient to cover staff costs, and that abatement programs can result in businesses leaving before the town recoups its investment. Taylor responded that the state DECD program now covers 80% of abatements, and that the intent is to signal a pro-business posture. Vice Chairman Scott acknowledged both perspectives, noting his long experience observing businesses that receive incentives but fail to fulfill their commitments. The group agreed to continue refining the approach.

Taylor further noted that natural gas service on NAPCO Drive does not extend to the full length of the road — terminating just before the Phoenix facility — and suggested the town engage Eversource/Yankee Gas to assess whether demand now justifies extending the line, potentially using EDC funds to support infrastructure improvements that would benefit existing and future tenants.

g. Report Of Director Of Planning & Economic Development – Margus Laan

Laan provided updates woven throughout the discussion (captured above in relevant property and zoning discussions). Laan noted that the Connecticut Municipal Development Authority (CMDA), which Plymouth has recently joined, offers grant funding for improvements within a defined downtown district, and that SLR (the town's downtown consultant) has developed a preliminary site map establishing the boundaries of that district. Laan indicated that the CMDA and the existing 1.7-million-dollar Community Investment Fund work can be coordinated to maximize impact — with one funding source picking up where the other leaves off.

Laan also noted that the annual Connecticut Main Street assessment is scheduled for Friday, June 13th at 1:00 PM, and invited commissioners to participate.

Regarding the Naugatuck Valley Council of Governments (NVCOG) Economic Development District plan, Laan noted that a public comment period opened the previous day and runs for 30 days, with a June 30 deadline for submission to the U.S. Economic Development Administration (U.S. Commerce Department). Taylor indicated he was asked to serve on the COG's Economic Development District Development Committee. Commissioners were encouraged to review the draft plan and submit suggestions for projects that could attract federal funding, such as public transportation connections, regional facade improvement grants, and similar initiatives.

h. Business Zoned Area, Route 6 Corridor Seymour Road/Scott Road To Harwinton Ave & Looking Into The Future – New Plan Of Conservation And Development – Upcoming Meeting With Lana Harrison Of NVCOG

Laan described a proposed new zoning designation for the Route 6 corridor between Burr Road and Scott Road — an area he characterized as having its own distinct character, falling between strictly industrial and commercial uses, and containing small parcels with development potential that do not fit neatly into existing zones. He stated he has communicated this concept to NVCOG staff as part of the Plan of Conservation and Development (POCD) process.

A meeting with NVCOG planners has been scheduled for Tuesday, May 26th (following Memorial Day weekend) in Waterbury. Laan invited Taylor and Chairman Jordan to join him for the meeting to discuss fashioning zoning language that addresses both the Route 6 corridor and the business park zoning reforms discussed earlier in the meeting. The goal is to align the POCD with the town's economic development priorities, including establishing appropriate use classifications for the industrial park and the corridor.

8. Comments From Commissioners

Vice Chairman Scott reflected on the Commission's history and emphasized the importance of focusing EDC efforts on tangible outcomes that benefit homeowners — noting that the purpose of the industrial park was always to broaden the tax base and relieve the burden on residential taxpayers. He expressed frustration with the pace of development and with businesses that accept incentives but do not fulfill their commitments, while also acknowledging the town's strong track record of pro-business accommodations. Taylor and others agreed that the next phase of the Commission's work — including the ambassador program, the manufacturers' directory, and the networking event — should be proactive and results-oriented.

9. Adjournment

A motion to adjourn was made by Vice Chairman Scott and seconded by a Matt Gualtieri. The motion carried unanimously.

Submitted by,

Pamela Pelletier, Recording Secretary