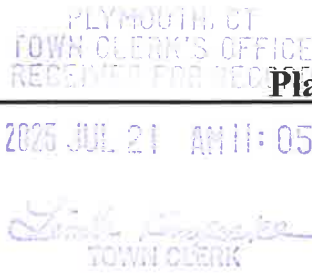


Town of Plymouth
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Planning and Zoning Commission

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Minutes

July 10, 2025

Call to Order: Planning and Zoning Commission Chairman George Castle called the July 10, 2025, Planning and Zoning Commission meeting to order at 7:00 p.m., in the Community 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 Michael Gutowski, Planning and Zoning Commissioner Connie Kapralos, Planning and Zoning Commissioner Jim Klaneski and Planning and Zoning Commissioner Sue Murawski. Also in attendance were Zoning Enforcement Officer Scott Eisenlohr, Director of Public Works Carl Johnson, 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.

Public Hearing:

Continued from May 29, 2025, June 12, 2025 and June 26, 2025, plus Site Walk on June 19, 2025; Application of Terryville Solar One, LLC d/b/a Verogy, for Large Scale Ground Mounted Solar Electric System per Section 6.Z. Solar Electric Energy Systems at 270 Preston Road/Assessor Parcel Number 021-012-013E-1; Verogy Representative Jams Cerkanowicz; Engineer; Solli Engineering, LLC and PurePower Engineering; Property of Peter Tonn

Planning and Zoning Commission Chairman George Castle stated the Applicant Terryville Solar One, LLC d/b/a Verogy has requested an extension until the July 24, 2025, Planning and Zoning Commission meeting.

Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commissioner Jim Klaneski, to approve the time extension request made by Applicant Terryville Solar One, LLC d/b/a Verogy until the July 24, 2025, Planning and Zoning Commission meeting. This motion was approved unanimously.

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Public Hearing Cont'd.

Ryan Geddes, Premier Properties LLC, stated he was putting his project forward for approval for development in the Town of Plymouth. He further stated he had received a number of questions over the past few days, noting his Engineering firm had answered all of them. Ryan Geddes stated they had met with Director of Public Works Carl Johnson to review his comments, as well as the Fire Marshal and the Water Pollution Control Authority. He further stated everything on the Site Plan has been answered.

Melanie Church, 328 Main Street, Terryville, questioned if the property is located on the corner of North Harwinton Avenue and Preston Road, noting when the Industrial Park was put in the Town had promised to block the view for the neighbors living on Preston Road. Melanie Church stated next door to the property in question is the only clean body of water the Town owns, which is on the Board of Education's property. She further stated the Town could also use that property for recreation and open up the pond, noting this recommendation should be considered and briefly elaborated.

Director of Planning and Economic Development Margus Laan stated Ryan Geddes came in with revised plans this morning for parking than what he originally submitted, noting the original plan only had 14 parking spaces for 84,000 square feet of industrial commercial space and would be divided between seven buildings. He further stated Ryan Geddes has added parking, and he needs to check with the Fire Marshal and Public Works Director about the new layout.

Director of Planning and Economic Development Margus Laan stated he would like the Commissioners not to close this Public Hearing. He further stated this is a vast improvement to what was proposed originally. Director of Planning and Economic Development Margus Laan stated right now Ryan Geddes needs at least 42 parking spaces using the 2,000 square foot standard, noting the whole purpose for the parking is to ensure there is no spillover to the street.

Ryan Geddes stated that he completely disagrees with the entire statement made by Margus Laan, noting he was given the requirement one day before and the requirement reads one space per 750 square feet and one space per 2,000 square feet. He further stated that he gave the Town regulations to his Engineer, and he went with the maximum that he would ever possibly use, put it on the plan within 24 hours' notice and took care of all the comments everyone had within 48 hours, so he has completely done what everyone had asked him to do. Ryan Geddes stated they also did the fire access road and the parking. Ryan Geddes stated that he and Margus had a conversation about doing half at 2,000 square feet and half at 750 square feet and he chose to do it all so there would be more parking than not enough. He further stated he also did the buffer with the trees so he does not see why the Commissioners would delay a project over something he actually over did instead of undoing it.

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Public Hearing Cont'd.

When requested by Ryan Geddes for his comments, Public Works Director Carl Johnson stated that Ryan Geddes had agreed to all of his comments including putting up vegetative buffers (he has all arborvitaes) and a berm on Preston Road. He further stated the only thing the Town would need to look at during construction would be to keep the site line open at 120 feet at the intersection of North Harwinton Avenue and Preston Road. Carl Johnson stated at the end of the job the Architect and the Engineer would need to give the Town an Operator and Maintenance Manual on the detention basis.

When questioned by Planning and Zoning Commission Chairman George Castle, Director of Planning and Economic Development Margus Laan stated Ryan Geddes was providing a separate exit per the Fire Marshal's request.

Ryan Geddes stated the three major items were the parking, the Town's regulations says depending on the use, 2,000 square feet/one space, noting he has 84,000 square feet but he did it at the 750 square feet, so he gave more than the 112 spaces than he was required to have under that regulation. He further stated if you look at the traffic pattern of where the trucks come in and out you will see why the parking spaces were added; where they are so they won't hinder any truck traffic so he has the fire access, he has the entire berm Carl Johnson asked for, he has the tree layouts and some people in the audience didn't want a fence so he said okay and he went with the expense of the trees. Ryan Geddes stated that within 48 hours of being given the Zoning comments, he answered everything and presented it, so not to cause any disrespect, it's just keeping pushing it down the road and it doesn't make sense.

When questioned by Planning and Zoning Commission Chairman George Castle, Ryan Geddes showed him the shared parking lot spaces and which building had what for parking on his plan.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Ryan Geddes stated there are garage doors on different sides of the buildings where their entrances are.

How about the handicap parking Ryan Gary Gallagher Ryan stated they have four spaces for handicap parking.

When questioned by Planning and Zoning Commissioner Connie Kapralos, Ryan Geddes stated he is not required by State law, but he put handicap parking spaces on the plan. He further stated if the Commission said they wanted additional handicapped parking spaces he would have them put in.

Zoning Enforcement Officer Scott Eisenlohr stated he thinks it is a good plan. He further stated he would prefer a mixed use of vegetation such as hemlock and pine but he knows that Plymouth's preference is arborvitaes.

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Public Hearing Cont'd.

Ryan Geddes stated he had no preference as to the type of trees being used.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Ryann Geddes stated the building would not be lit up 24 hours a day.

Director of Planning and Economic Development Margus Laan stated he was not saying that Ryan Geddes did a poor job, he just would like to verify everything, noting this is a project that will be around for the next 30, 40 to 50 years.

When questioned by Planning and Zoning Commissioner Jim Klaneski regarding the placement, the width of the area for fire equipment going through, making sure the handicap requirements are correctly applied, the numbers, etc., Director of Planning and Economic Development Margus Laan stated the Fire Marshal said certain things but he did not know if the Fire Marshal has seen the revisions because the Fire Marshal has not communicated with him.

When questioned by Planning and Zoning Commission Chairman George Castle, Director of Planning and Economic Development Margus Laan stated the Police usually comment about lighting and access; they don't usually do a traffic analysis.

When questioned by Planning and Zoning Commission Chairman George Castle, Public Works Director Carl Johnson stated the traffic would be coming straight into Swicklas Court, noting it is a closed loop for the Industrial Park.

Ryan Geddes stated the elevations are up and the buildings are down, noting they stayed away from the bank. He further stated the wall is only four feet tall, and the Fire Marshal never mentioned parking when he sat with him and Public Works today. He said he intentionally did this so that when he came before the Planning and Zoning Commission, he wouldn't be wasting their time.

Ryan Geddes noted the Director of Planning and Economic Development Margus Laan had stated that the Fire Marshal is not concerned about parking, and Margus Laan had told him he was waiting for the Fire Marshal's comments. He further stated the bottom line when you send comments, and the Applicant takes care of them and the Fire Marshal says there's no issue and the Public Works Director says there's no issue and the Zoning Official thinks it's a good plan then why are we looking to delay it.

Director of Planning and Economic Development Margus Laan stated Ryan Geddes has provided a second means of egress, but he has not had a conversation with the Fire Marshal about the way he has chosen to do it and questioned whether the Fire Marshal is satisfied with it.

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Public Hearing Cont'd.

Ryan Geddes stated the Fire Marshal is good with it because he is the person who told him the dimensions.

Director of Planning and Economic Development Margus Laan stated he needs the Fire Marshal to look at him and say yes to him because he wants to make sure the changes which Ryan Geddes put on the plan are now fine.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Ryan Geddes stated the fire lane will have a gate across it, so people don't pass through it. He further stated he has not received the Knox Boxes as yet.

Ryan Geddes stated that he appreciates everything the Commission has done by reviewing everything he has put forward.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Ryan Geddes stated there will be bathrooms in the buildings but because they are flex space, if someone takes four units, they'll only need one bathroom but if they take one unit, they'll need a bathroom, but that variable will be worked out by the WPCA as part of their nine comments. He further stated that he was good with all of their nine comments.

Public Works Director Carl Johnson stated Ryan Geddes had spoken to the WPCA already and it will be public sewer.

Planning and Zoning Commission Chairman George Castle stated everything seems to be in order, but the Commission needs to do its due diligence. He further stated he would like Ryan Geddes to be patient, noting this Application will be discussed at the next scheduled Planning and Zoning meeting in two weeks.

Planning and Zoning Commissioner Gary Gallagher stated the Commission needs to dot the I's and cross the T's.

Stanley Klaneski, 20 Prospect Street, Terryville, questioned if there will be any tractor trailers parking on the property, noting that sometimes a tenant needs a storage unit, and they park a trailer on the property other than for delivery.

Ryan Geddes stated there is no tractor trailer equipment storage or outside storage other than parking their car overnight in their space. He further stated if they are going to park something it would be in the building and briefly elaborated. He further stated there will only be individual business units on the property.

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Public Hearing Cont'd.

Ryan Geddes stated the Commissioner's time is valuable and if people took his approach and got things done as fast as he does the Commissioners wouldn't be sitting here until midnight. He further stated that when he tries to fast-track everything, he does it for everybody not just himself, noting he appreciates the Commissioners.

When questioned by Planning and Zoning Commissioner Gary Gallagher regarding only two dumpsters being shown in the plans, Ryan Geddes stated as he projects what will be used on the property, he will add dumpsters if more are needed, noting he can accommodate up to 25 yards. He further stated all the dumpsters will be located in one designated area; a brief discussion followed.

Referring to only one designated area for the dumpsters, Director of Planning and Economic Development Margus Laan stated people are still people who will act like people and if you have a problem with people with residential trash you could easily have a problem with people and industrial commercial trash.

Ryan Geddes stated he owns 260,000 square feet of industrial space and has never had issues on the industrial garbage side but he 100% agrees about garbage problems on the residential side.

Planning and Zoning Commissioner Gary Gallagher made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to continue the Public Hearing to July 24, 2025, for Premier LLC Special Permit Site Plan 128 North Harwinton Avenue. This motion was approved unanimously.

Regular Meeting: Public Comment; New and Returning Business; Deliberation and Decision on new and Returning Business; Other Business, Announcements and Commission and Staff Discussion:

Stanley Klaneski, 20 Prospect Street, Terryville, stated he was unsure if this issue had been resolved, noting that in 2019 when Prospect Street project was being approved, he had questioned if the WPCA would be able to handle the extra capacity. He further stated it was not approved at that time and that maybe a pumping station might be needed on Maple Street to assist the flow to the WPCA plant and briefly elaborated about various growth in Town and the extra waste involved.

Planning and Zoning Commission Chairman George Castle stated these questions would need to be directed to the WPCA, noting the Planning and Zoning Commission would not know the answers.

Public Works Director Carl Johnson stated it is a complicated answer noting the upgrades at the WPCA were for Phosphorus Denitrification and Phosphorous removal for treated water.

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Public Works Director Carl Johnson noted it is a State law. Public Works Director Carl Johnson stated the plan is designed for roughly 50 million gallons per day and they are investigating infiltration of ground water. He further stated they have been lining the mains on South Main Street, and are looking at plans for future expansion, bonding and funding for next year.

Per Planning and Zoning Commission Chairman George Castle, Director of Planning and Economic Development Margus Laan stated he will look into this issue and should have an answer for the next Planning and Zoning Commission meeting.

Melanie Church, 328 Main Street, Terryville, stated businesses in Bristol that aren't registered are fined, and if you change or add to your property you also get fined and briefly elaborated. Melanie Church stated the Mayor should give more time to Planning and Zoning so they can watch for this stuff. Melanie Church stated her neighbor was removing pins from his property and placing 55 gallon oil drums on it. She further stated there should be stricter regulations.

When questioned by Planning and Zoning Commission Chairman George Castle, Zoning Enforcement Officer Scott Eisenlohr stated he has been out to Melanie Church's property but there are only so many hours in a day.

Planning and Zoning Commissioner Gary Gallagher stated the Commission had previously requested a full time Zoning Enforcement Officer, but they never got one.

Planning and Zoning Commission Chairman George Castle stated the Town does have a manpower issue.

Planning and Zoning Commissioner Jim Klaneski stated the Town is losing money by not enforcing its own blight laws, noting he has an issue across the street from him too and noted they are running a business out of their property.

Public Works Director Carl Johnson stated these complaints should be entered into the Town's online system, so the Town is made aware of it.

Zoning Enforcement Officer Scott Eisenlohr stated the way blight is now organized is so much better than previously when he did it with a 25 hour week and that says everything.

Review deliberate and motion and vote to approve, to amend or to reject the minutes of June 26, 2025 Regular meeting

Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commission Chairman George Castle, to approve the June 26, 2025, minutes as presented. Motion passed.

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Sign Application of Gretchen DelCegno, Rotary Club of Terryville, CT and Terryville Library; Sign “Welcome to Plymouth” North Side of Route 6 at Bristol City Line; Consultant: Lauretano Sign Group

Presentation and Discussion

Gretchen DelCegno gave a brief overview requesting a permit for “Welcome to Plymouth” signage, noting it is a replacement for a sign that was previously in the above named location due to time, dry rot and wear. She further stated she was present this evening on behalf of the Rotary Club to fill out the application, noting she used the library address, and the request is primarily for the Rotary Club. Gretchen DelCegno stated they had received grant funding for the sign and communicated with the Beautification Committee to ensure it was something that would be desirable for the Town. She further stated they are at the point where the sign is almost fabricated, and they are seeking to have the sign installed along Route 6. Gretchen DelCegno displayed a color picture of the new and old sign and briefly elaborated.

When questioned by Planning and Zoning Commission Chairman George Castle, Public Works Director Carl Johnson stated he had no problems with the signage.

Gretchen DelCegno noted she had just received approval from the State for the signage placement on Route 6.

Deliberation and Decision

Planning and Zoning Commissioner Gary Gallagher made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to approve the Rotary Club “Welcome to Plymouth” signage for placement on the North side of Route 6 at the Bristol City line as presented. This motion was approved unanimously.

Gretchen DelCegno stated the sign should be installed by the end of August, but she is hoping it will be sooner.

Demolition of Municipal Property-Planning Review and Action, per Section 8-24 of Connecticut General Statutes, for Demolition of Dwelling at 244 Main Street/Assessor Parcel Number 040-049-014, request of Carl Johnson, Public Works Director

Presentation and Discussion

Public Works Director Carl Johnson quoted the 8-24 CT General Statutes for the Planning and Zoning Commissioners and the Public Audience. Public Works Director Carl Johnson stated if the Town does anything other than repairs it should come to the Planning and Zoning Commission at a Public Meeting, so it meets with the Town’s Plan of Conservation and Development.

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Presentation and Discussion Cont'd.

Public Works Director Carl Johnson provided a brief history of the previous occupants that utilized the 244 Main Street building, including the former Visiting Nurses Association, the Fire Marshal, Town Offices and the Booktique/Friends of the Library. Public Works Director Carl Johnson provided a current report on the deteriorating condition of 244 Main Street, noting the Building Official had condemned the building in April 2022. Public Works Director Carl Johnson stated the former Public Works Director had Eagle Environmental perform a pre-demolition inspection in August 2022, noting there was basement foundation issues and rotted structural supports, noting it had gone out for bids twice. He further stated it was estimated to be \$76,000 to demo the building, and they had applied for discretionary funding, but it was cancelled in January 2025 by new administration and briefly elaborated.

Public Works Director Carl Johnson stated once the building is abated it will be kept sealed until it is torn down.

Planning and Zoning Commissioner Gary Gallagher stated the building needs to come down.

Planning and Zoning Commissioner Connie Kapralos stated that she was disappointed that the Town has chosen to avoid continuing to repair Town properties, noting it was ignored and not taken care of.

Planning and Zoning Commissioner Sue Murawski stated when the Town acquired the building way back the plan was to do what they wanted to do with it, including taking it down and using it for outdoor space and/or expansion of the Library.

Public Works Director Carl Johnson stated the porch is ready to come down by itself; the building is at that point.

When questioned by Planning and Zoning Commissioner Jim Klaneski as to what is necessary for abatement, Public Works Director Carl Johnson stated they do a Phase I on a pre-hazmat and test the insulation and anything suspect (any kind of glue) noting asbestos does not show up, but once it becomes airborne it becomes a hazard and briefly elaborated. Public Works Director Carl Johnson stated he couldn't even begin to imagine the price tag to renovate the building; a brief discussion followed.

Deliberation and Decision

Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commissioner Michael Gutowski, to approve the 8-24 for 244 Main Street, as presented. This motion was approved unanimously.

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Commission Discussion, Staff Discussion and Other Items before the Commission

Planning and Zoning Commissioner Jim Klaneski stated he had no Commissioner Comments at this time.

Planning and Zoning Commissioner Michael Gutowski stated he had no Commissioner Comments at this time.

Planning and Zoning Commissioner Sue Murawski stated she had no Commissioner Comments at this time.

Planning and Zoning Commissioner Gary Gallagher stated the Commissioner had requested a full-time Enforcement Officer, but it's never put in the budget.

Director of Planning and Economic Development Margus Lalan stated it has been in the budget however the Board of Finance doesn't approve it.

Planning and Zoning Commissioner Connie Kapralos stated she hopes Ryan Geddes, the new owner of the Prospect Street School, can progress quickly with the school. Planning and Zoning Commissioner Connie Kapralos stated there was a foundation built down by South Eagle Street just before the four corners and noted it was questioned about having a foundation and another foundation for a house on the same lot.

Zoning Enforcement Officer Scott Eisenlohr stated he and Margus Laan had discussions with the owner, who noted he wanted to build onto the old house which was five feet from the road and the neighboring property line. He further stated they convinced the owner it would be better to put a new foundation in and keep the old house to put supplies in and once he received his Certificate of Occupancy, he would demo the old house. Zoning Enforcement Officer Scott Eisenlohr stated Carl did issue a blight warning to the owner and the owner went before the Housing Board of Appeals. he only has so much time.

Carl Johnson stated he had issued a blight warning for the house which was all boarded up and told the owner he could fix the house up, but he could not add on to it. He further stated the owner told him he was going to make a workshop out of the house. Carl Johnson told him he would have to fix the roof and side the house due to the blight.

Margus Laan stated the owner came in a few years ago with a proposal seeking a variance to renovate the house and his renovation was going to expand the house south and then to the east. He further stated there was no issue to expand eastward but there was an issue southward when the building plan was looked at. Margus Laan stated that the Zoning Board of Appeals denied it because he was basically expanding the house, but it would only be five feet from the road and from the property line.

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

Zoning Enforcement Officer Scott Eisenlohr stated they are watching the owner's progress, noting he has to come back before the Housing Board of Appeals in the future.

Other items as may properly come before the Planning & Zoning Commission

No report.

Staff discussion

Zoning Enforcement Officer Scott Eisenlohr stated he had nothing to discuss at this time.

Director of Economic and Development Margus Laan stated he had nothing to discuss at this time.

Adjournment

There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Jim Klaneski made a motion, seconded by Planning and Zoning Commissioner Michael Gutowski, to adjourn at 8:14 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale
Recording Secretary