

Town of Plymouth
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PLYMOUTH, CT
TOWN CLERK'S OFFICE
RECEIVED JUL 29 2025

Planning and Zoning Commission
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Minutes

July 24, 2025

Call to Order: Planning and Zoning Commission Chairman George Castle called the July 24, 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.

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, June 26, 2025, & July 10, 2025 - no discussion, acceptance of time extension to July 24, 2025, with 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: James Cerkowicz; Engineer: Solli Engineering, LLC & PurePower Engineering; Property of Peter Tonn; Special Consultant for Town: Steven Trinkaus, PE, Trinkaus Engineering

Anthony Capuano, Assistant Project Manager, Solli Engineering, stated he wanted to cover the changes made by Verogy since the last meeting, noting they reviewed all the comments made, including those of the third party Engineer. He further stated they have made modifications to the plans including for a basin to the southwest, stone trench on the western side, berm on the eastern side, silt fence, and larger stone that would be used. Anthony Capuano stated they also updated the solar analysis and provided it electronically to Margus Laan. Anthony Capuano stated he wanted to explain what the changes really mean since the Department of Energy and Environmental Protection (DEEP) would be involved should the project move forward.

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Public Hearing Application of Terryville Solar One, LLC d/b/a Verogy Cont'd.

Anthony Capuano reviewed the inspection schedule that will be made by Verogy, DEEP, and the Northwest Conservation District with comments and reports weekly so that everyone will be in the know and all erosion issues will be addressed. Anthony Capuano also spoke at length on what he considered to be assumptions made by the third party Engineer, and distributed pages from a court case that contradicted the third party Engineer's comments.

Planning and Zoning Commission Member Jim Klaneski stated the Commission recently received a letter from the Town of Plymouth Fire Chief stating should there be a fire at the proposed solar farm the Fire Department would be unable to bring their equipment up the hill other than quads or something small, backpack equipment and that is a concern, noting we haven't discussed fires in the past. He further stated he was also concerned that if there is a fire on the hillside that melted and burnt the panels there would now be heavy metals dropping down to the earth which would have to be scraped up and removed, along with additional site cleanup and is a potential pollution problem.

James Cerkowicz, PE, Manager of Permitting, Solli Engineering, stated at a previous meeting the Fire Marshal did request a driveway on the left side of the project, but they did not hear of any concerns regarding fire truck equipment and briefly elaborated.

Planning and Zoning Commissioner Jim Klaneski stated it was the Fire Chief, not the Fire Marshal, that said the Fire Department equipment would be unable to access the solar farm should there be a fire at the solar farm.

Steven Trinkaus, Licensed PE, Trinkaus Engineering, addressed comments made by Anthony Capuano and James Cerkowicz, including the issues at the East Lyme Project and Stonington Project, at length. Steven Trinkaus noted that the DEEP Appendix I is only a guidance document and is not supported by science. Steven Trinkaus stated, regardless of what had been previously stated, solar panels are impervious. He further stated that runoff volumes from solar panels is a major issue in many States, noting the runoff volumes is substantial, and that water follows the natural contour. Steven Trinkaus stated the Storm Water Manual is also a guidance document to assist Engineers in developing storm water systems to address water quality and briefly elaborated. Steven Trinkaus displayed multiple solar array sites in Connecticut and discussed the issues and systems failures at the sites and the similarities to the proposed project at 270 Preston Road at length. Steven Trinkaus stated he appreciated the changes made and discussed by Solli Engineering noting as engineers we need to do what is right. He further stated that the proposed site is not designed correctly this will cause flooding down gradient on both sides of the site, noting he has seen it on other sites. Steven Trinkaus stated the primary driver is that the panels are impervious and when you do that you will see higher substantial runoff volumes from a one inch rainstorm to a 100 year storm and that is the reality. He further stated the proposed array will cause flooding downgradient on both sides of the site.

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Public Hearing Application of Terryville Solar One, LLC d/b/a Verogy Cont'd.

Steve Trinkaus stated the applicants' revisions are not adequate to protect the downgradient property owners on either side of the array or the Town road down below it.

When questioned by Planning and Zoning Commissioner Gary Gallagher, James Cerkanowicz stated the old pipe that goes into the east catch basin may have been put in at some point but it is not being considered as far drainage because there is no evidence or documentation of where it originates from or how far it extends so it can't be considered; a brief discussion followed.

Planning and Zoning Commission Chairman George Castle stated in the past four to five years we have had quite a few 100 year storms, and we see it in the upper and middle ponds.

James Cerkanowicz stated he personally feels that their proposed project cannot be compared with the 30 acres project that Steven Trinkaus used as one of his examples, noting it was an apples to oranges comparison. James Cerkanowicz noted they have to follow the documents available to them, namely Appendix I from the State. James Cerkanowicz stated they are referencing countless projects that were reviewed and approved by DEEP, along with the court case whereby the court did not agree that panels are considered impervious, and the assumptions they made were all approved by the Siting Council. James Cerkanowicz stated they will be testing for the basin and will find out if there is ground water, bedrock, if there's no ability to infiltrate, etc., which will be required when they apply for the DEEP stormwater permits and briefly elaborated.

Chris Simo Kinzer, 52 Old Farm Road, Terryville, stated he is against the project. Referring to the update, Chris Simo Kinzer stated his property (15 degrees below Old Farm Road) which slopes down from the proposed solar farm is so wet that he can't walk in his front yard until May. Chris Simo Kinzer stated on a summer night after a rainstorm he can hear the groundwater running through the dense forest in front of his property. Chris Simo Kinzer stated he hasn't heard the plan for keeping all the water away from the river down in this area. Chris Simo Kinzer stated he does not believe the applicant when he says they want to rip out all the trees and put in dead grass and that it will retain the water. He further stated he will not only have a flooded front yard but then he will have a flooded side yard. Chris Simo Kinzer stated no one wants this solar project in their backyard, noting it will only benefit the people building it and the property owner.

Rob Allen, 17 Meghan Boulevard, Terryville, stated he is against because he doesn't understand how this proposed project benefits the Town. He further stated he doesn't understand how the property owner can disturb the Town this much since nobody wants the project and these people are going to be stuck with a huge solar farm next to their homes. Rob Allen stated he understands the solar farms on Town land because the benefit the schools. Rob Allen stated at the last meeting it was asked what the tax benefit was to the Town, with the exception of the property going from farm to commercial, and there still isn't an answer.

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Public Hearing Application of Terryville Solar One, LLC d/b/a Verogy Cont'd.

Director of Planning and Economic Development Margus Laan stated the Town would get tax money on the equipment and would be considered personal property; a brief discussion followed.

Chris Simo Kinzer stated that solar panel fires are like Tesla's, you don't just spray a hose, that's it, they burn.

Tammy Defilippo, 278 Preston Road, Terryville, stated she can literally take ten steps, and the solar panels will be right there.

When questioned by Tammy Defilippo, James Cerkanowicz stated a decommissioning plan was submitted to the Commission. James Cerkanowicz stated the incentive contract that they have with Eversource is for 20 years and the life cycle of the panels is 30 years on the lease they have with Peter Tonn; a brief discussion followed.

Tammy Defilippo stated everyone's homes are right next to the proposed solar farm and that it is worrisome to think they can be sleeping and in the middle of the night a fire can erupt. She further stated there is no way to know if the ATV's can get to the fire fast enough, noting there is no guarantee so they can sleep at night, noting this is not right. Tammy Defilippo stated when they have rain the area floods badly, noting this happens with the apple orchard intact. Tammy Defilippo questioned why the Town had to hire a third party Engineer to get Solli Engineering to make huge changes to their plans and why wasn't the plan done correctly to begin with. Tammy Defilippo stated these huge changes due to the State of CT getting involved show the lack of transparency with Solli Engineering. Tammy Defilippo stated if the homeowners hadn't come to these meetings to voice their concerns Solli Engineering would have just sailed through this process, installed the solar array and the neighboring properties would have had to suffer the consequences. Tammy Defilippo questioned if the Solli Engineers would want to live 100 feet away from this proposed project with potential fires, potential degrading of your property, especially after living here for years and paying the property off. Tammy Defilippo stated she wishes the Commission would see and act on their best interest with this proposed project.

James Cerkanowicz explained the preventative maintenance/inspections that would be in place in case of fire, as well as the way the shut off switches/panels/operations would shut down. James Cerkanowicz stated the design was in line with best practices. James Cerkanowicz stated the Town does not have its own internal resources and so it hired a third party Engineer and briefly elaborated.

When questioned by Lisa Simo Kinzer, 52 Old Farm Road, Terryville, Planning and Zoning Commission Chairman George Castle stated the Planning and Zoning Commission will make the final decision whether the proposed project goes through or not. He further noted the State could say no, as well, which would help the Commission in their decision.

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Public Hearing Application of Terryville Solar One, LLC d/b/a Verogy Cont'd.

Melanie Church, 328 Main Street, Terryville, stated there has always been a water problem in this area and questioned what effect this project would have with runoff going down to the Fish and Game Club ponds. Melanie Church stated the neighbors are begging for this project to be denied or they will have no future, noting this is what the Commission should consider, noting DEEP does not follow through quickly and briefly elaborated.

Stanley Kalneski, 20 Prospect Street, Terryville, questioned how this solar project will affect the taxpayers if they want to sell their properties. He further questioned how many solar arrays Solli Engineering had constructed in residential areas.

James Cerkowicz stated he doesn't know if the proposed solar project will decrease or increase neighboring property values. James Cerkowicz stated he doesn't know if Solli Engineering has done other residential solar arrays and would have to check his records.

Steve Butler, 23 Meghan Boulevard, Terryville, stated he works for a utility and has connected a lot of these sites to the grid. He further stated there are a lot of overhead wires and a lot that can go wrong, noting that he responds to two to three solar fires per month, noting Fire Departments can't stand solar panels. Steve Butler stated when solar panels burn, they burn really hot and briefly elaborated on the environmental impact, noting it should be brought out that this project could turn ugly.

James Polonis, 16 Old Farm Road, Terryville, stated the Fire Department will not go onto the proposed solar farm property because there is only an entrance, no exit, which would mean the Town would have to purchase another truck. James Polonis questioned who will pay for damage to the neighboring properties if the project fails, noting it wouldn't be their insurance company. James Polonis stated there should be a very high bond for almost indefinitely because there might be a two to three year dry spell and when it does rain the neighboring properties would be flooded out. James Polonis suggested setting up a panel on the back of a truck at the proper angle and see if garden hose water passes through it or not.

Planning and Zoning Commission Chairman George Castle stated if the project is approved it would require a bond for a long period of time.

Angela White, 63 Old Farm Road, Terryville, questioned where the Solli Engineers lived and how would they feel if this solar farm was built by their home. Angela White stated she has paid off her home, she pays \$10,000 a year in taxes and does want to live next door to a solar farm. She further stated she doesn't mind her taxes going to pay for road maintenance and schools, but it isn't fair to the neighborhood to have this project in their residential area. Angela White stated she doesn't want to retire in a home that is not worth living in because of the solar farm proposal.

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Public Hearing Application of Terryville Solar One, LLC d/b/a Verogy Cont'd.

Angela White stated this project doesn't feel safe or right and it makes no sense to her. Angela White questioned why the Commission would even consider this project.

Planning and Zoning Commissioner Michael Gutowski stated the owner of the property is also a taxpayer, noting it is a fine line.

Planning and Zoning Commission Chairman George Castle stated this is the reason the project proposal is taking so long, noting that the Commission is impartial and trying to be fair to both sides and get the right information.

Desiree Fusco, 22 Old Farm Road, Terryville, stated how much longer this Public Hearing will continue, noting it doesn't make sense and no one in the neighborhood wants it. She further stated she understands that the owner of the property is also a taxpayer. Desiree Fusco stated she appreciates the Commission doing what is best for the overall community, not just one person; a brief discussion followed.

Kurt Weisheit, 57 Old Farm Road, Terryville, stated he shares the same fire concerns as previously discussed. He further stated he is also concerned about the water runoff, and the impact to the environment including the Pequabuck River. Kurt Weisheit stated he is not hearing about a lot of benefit to the Town, only for one resident. Kurt Weisheit stated this solar farm proposal would be changing the character of the neighborhood from a residential farming community with trees and plants to steel, glass and transformers, noting it is not a good fit. He further stated this could be negligible for the Town due to property values going down. Kurt Wiesheit questioned if the Commissioners were in their shoes, would they have the same concerns. Kurt Wiesheit stated that someone looking to buy a house in their neighborhood would probably not want to live next to a solar farm and would want to pay less for the house in order to put up with the solar farm. He further stated he highly doubts that a solar farm would increase their property values and will only have a negative effect.

When questioned by Planning and Zoning Commissioner Connie Kapralos if DEEP was not yet on board with the proposed project, James Cerkowicz stated they would have to have the Commission's approval first before they could go to DEEP, noting DEEP always looks for local approval first.

When questioned by Planning and Zoning Commissioner Connie Kapralos if the Planning and Zoning Commission approved the project but DEEP did not, James Cerkowicz stated the project would not be done; a brief discussion followed.

Planning and Zoning Commissioner Connie Kapralos stated the Siting Council is not involved with the proposed project and so it has nothing to do with the price of eggs today.

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Public Hearing Application of Terryville Solar One, LLC d/b/a Verogy Cont'd.

James Cerkowicz stated he distributed copies of information that involved claims as far as the meadow and stormwater goes, which was approved by the Siting Council.

Planning and Zoning Commissioner Connie Kapralos stated the pictures that were given as an example to the Commissioners by Solli Engineering show a beautiful flat land, noting they are nothing like the proposed property.

Planning and Zoning Commissioner Gary Gallagher stated he had no comment at this time.

When questioned by Planning and Zoning Commissioner Sue Murawski, the Old Farm Road and Preston Road public audience collectively raised their hands to show they all have well water.

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

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

Zoning Enforcement Officer Scott Eisenlohr stated he had no comment at this time.

Director of Planning and Economic Development Margus Laan stated that he would like to request the Planning and Zoning Commission hold one more Public Hearing, noting they had received additional information that needed to be absorbed, noting he was unsure if they finished reviewing it or not; a brief discussion followed.

James Cerkowicz stated they would prefer to keep the Public Hearing open.

Planning and Zoning Commissioner Jim Klaneski made a motion, seconded by Planning and Zoning Commissioner Gary Gallagher, to close the Public Hearing on the application from Solar Electric Energy Systems at 270 Preston Road.

Discussion: James Cerkowicz stated if the Commission does not plan on keeping the Public Hearing open so that the additional information they just provided and in contradiction to the Town's experts to officially withdraw their application.

Vote: Chairman George Castle/yes; Gary Gallagher/yes; Michael Gutowski/yes; Connie Kapralos/yes; Jim Klaneski/yes; Sue Murawski/yes. This motion was approved unanimously.

Planning and Zoning Commission Chairman George Castle stated when the Commission gets to Deliberation and Decision on Public Hearing Applications on the Agenda, that would be the time for James Cerkowicz to withdraw his application.

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Continued from June 26, 2025 & July 10, 2025: Application of Premier Properties LLC for Special Permit / Site Plan to construct Industrial Park at 128 North Harwinton Avenue / Assessor Parcel Number 020-018-003-1 per Section 4.B. Table of General Use Regulations – Industrial Uses; engineer: Kratzert, Jones & Associates, Inc.; property owner: Benjamin Cangiano

Ryan Geddes, Premier Properties, stated per the request of Planning and Zoning Commissioner Gary Gallagher, he called his dumpster hauler and indicated they would place smaller dumpsters in multiple areas at the 128 North Harwinton Avenue property, which would take care of the issue of people having to walk farther to reach a dumpster with their garbage.

Director of Planning and Economic Development Margus Laan Margus Laan stated Ryan Geddes has added 113 parking spaces to the plan which does meet the requirements of the Zoning Regulations using the industrial area parking requirement which is one parking space for every 750 square feet, he has 84,000 square feet of building space proposed. Margus Laan stated Ryan Geddes also added the driveway as requested for the fire truck access as a second means of egress. Margus Laan stated Ryan Geddes has added the landscaping and screening landscaping along the property edge as requested by the Public Works Director. Margus Laan stated a memo was received from the Police Department regarding screening landscaping concerns as designed at the intersection Preston Road and North Harwinton Avenue because it is blocking visibility to traffic.

Planning and Zoning Commissioner George Castle stated the arborvitaes go past the Stop Sign so they just need to be moved to open the site line down Preston Road.

Public Works Director Carl Johnson stated this issue can be taken care of during construction; a brief discussion followed.

Rob Allen, 17 Meghan Boulevard, Terryville, questioned if there was a second driveway.

Ryan Geddes stated the driveway was for a fire lane, noting it was on the last plan.

Stanley Klaneski, 20 Prospect Street, Terryville, questioned what would be stored in the seven proposed buildings, noting if it is something corrosive would something be displayed on the outside of the building enabling the Fire Department to know about it and questioned who would be regulating what is going inside the buildings and briefly elaborated.

Zoning Enforcement Officer Scott Eisenlohr stated everyone must get a Zoning permit.

Ryan Geddes stated Stanley Klaneski is the neighbor next to his Prospect Street School property and he trespasses onto his property and makes all the complaints.

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Application of Premier Properties, 128 North Harwinton Avenue Cont'd.

It was noted this conversation is irrelevant to the issue at hand

Public Works Director Carl Johnson stated the incoming businesses all have to go to the Assessors' Office for every kind of business they are putting in. He further stated the Town Clerk is also made aware and the Fire Marshal has to inspect it and briefly elaborated regarding the FDA diamond, noting the Fire Marshal would be in charge of containment.

Planning and Zoning Commissioner Michael Gutowski made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to close the Public Hearing on the application from Premier Industries, 128 North Harwinton Avenue. This motion was approved unanimously.

New: Application of Yvette Wylie, property owner, for Special Permit / Site Plan to construct Accessory Building at 3 Lynn Avenue / Assessor Parcel Number 033-024-003 per Section

Robert Colapietro stated the Commissioners had the pictures for the accessory building at 3 Lynn Avenue, Terryville, noting basically he just wants to put a barn up in his backyard. He further stated he had the property surveyed, noting he did everything he was asked to do. Robert Colapietro stated Chris Armstrong would be doing all of the excavation work, and the property would be pinned.

Director of Planning and Economic Development Margus Laan stated the location is on the west side of Lynn Avenue and a stream passes behind the property. Margus Laan stated there is a wetland on a neighboring property and a report was done on it. Margus Laan stated the lot size is 17,745 square feet, and it is a legal nonconforming property in terms of size. Margus Laan stated the barn will be located in the rear of the property behind the house, noting Robert Colapietro had provided a sketch and that he took that information and provided a staff sketch. Margus Laan stated he identified the setbacks as being 50 feet in the rear and 16 feet on one side and 44 feet on the other side. Margus Laan stated Robert Colapietro will have a problem because when you add the amount of square footage of his house with the footprint of the garage he will go over the ratio that the Zoning Regulations require for maximum footprint of a build-out on a property for buildings; a brief discussion followed. Margus Laan stated the garage may be within the 100 foot setback from the edge of the wetland boundary and Zoning Enforcement Officer Scott Eisenlohr will figure it out where it falls. Margus Laan stated the property will need a wetland review, as well as a variance from the Zoning Board of Appeals so the Public Hearing will have to remain open, and discussion will be postponed.

When questioned by Planning and Zoning Commissioner Michael Gutowski, it was noted the driveway will be on the left side of the house and around the side of the house and would not be paved right away, noting he would be using millings.

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Application of Yvette Wylie, 3 Lynn Avenue, Terryville Cont'd.

Director of Planning and Economic Development Margus Laan stated the building is 1,200 square feet (30 x 40 feet).

When questioned by Planning and Zoning Commissioner Gary Gallagher, Robert Colapietro stated the new pool was new and would not be coming down. Robert Colapietro stated the building would be metal and wood.

When questioned by Margus Laan Robert Colapietro stated the area of the garage is flat.

Zoning Enforcement Officer Scott Eisenlohr stated he was good with everything at this time.

Director of Planning and Economic Development Margus Laan stated he had no further comments at this time.

Planning and Zoning Commissioner Michael Gutowski made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to keep the Public Hearing open on the application of Yvette Wylie, 3 Lynn Avenue, Terryville, and wait to hear back from Inland-Wetlands Commission and the Zoning Board of Appeals. This motion was approved unanimously.

REGULAR MEETING: PUBLIC COMMENT; NEW & RETURNING BUSINESS; DELIBERATION & DECISION ON NEW & RETURNING BUSINESS; OTHER BUSINESS, ANNOUNCEMENTS & COMMISSION & STAFF DISCUSSION

Public Comment: Requested limit of no more than 3 minutes in duration. Note: public comment is for non-agenda topics; for agenda related items, comments need to be made during the discussion when agenda item is heard for inclusion in the proposal record

Stanley Klaneski, 20 Prospect Street, Terryville, stated at the July 10, 2025, Planning and Zoning Commission meeting Public Works Director Carl Johnson explained the process for demolition of the building at 244 Main Street. He further stated this process led him to request a copy of the Environmental Study of the Prospect Street School, as well as when it was done, and elaborated at length.

Zoning Enforcement Officer Scott Eisenlohr stated all the work that has been done to date has been in compliance. He further stated the report which Stanley Klaneski is requesting was received today and is in the Building Department files and he could meet with the Building Inspector and view the report.

Ryan Geddes, Premier Properties, 12 Prospect Street, Terryville, stated there was an error when the reports were filed and briefly elaborated, noting the date of the report is June 5th.

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Public Comment Non-Agenda Items Cont'd.

Ryan Geddes stated any work prior to June 5th was simply removing the desks, some items and vandalism debris. He further stated renovations did not start until they got the building permit and after the abatement contractor showed up on site. Ryan Geddes stated by EPA regulations they have had 30 lead tests taken and briefly elaborated noting they have done their due diligence and everything they have done has been done by law.

Review, deliberate and motion & vote to approve, to amend or to reject the minutes of July 10, 2025, Regular Meeting.

Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commissioner Jim Klaneski, to approve the July 10, 2025, Planning and Zoning Commission Regular minutes as presented.

Application of Wendy Wood, property owner, for Renovation & Expansion of Dwelling & Garage at 38 School Street / Assessor Parcel Number 051-100-004 per Section 3.E.2. Non-Conforming Structures in General Regulations, Non-Conforming Uses, Structures and Lots

Presentation & Discussion

Wendy Wood stated her property was built in 1900, so it is a nonconforming structure, and she wants to modernize it, as well as rebuild the garage on a larger footprint. She further stated the footprint of the existing garage is 356.5 square feet and the proposed garage would be 784 square feet. Wendy Wood stated there would be a connecting corridor from the garage to the house. Wendy Wood stated the original square foot of the house and garage today is 1,375 square feet and the proposed square footage would be 2,135 square feet with a two car garage with the connecting corridor and an entrance from the garage to the house with a proposed day room at the entry of the house. Wendy Wood stated the garage would not be closer to the property line and the front of the garage would be even further away from the existing property line. She further stated she has communicated in person with the neighbor on the closest side, including sending Certified mail showing the pictures, designs and layouts of the proposed garage.

Director of Planning and Economic Development Margus Laan stated the applicant needs to ask the Commission by Resolution to waive the submission of all or part of the information required under the provisions of Section 3.E.2, if it finds the information is not necessary in order to decide on the application. He further stated that in short, Wendy Wood does not have a formal site plan prepared by an Engineer. Margus Laan stated Wendy Wood has done an excellent job of putting a development summary report for the Commission showing existing and proposed conditions. Margus Laan stated the building is using historical locations where the house is seven feet (that's not changing) the garage is turning from a two bay interior to a three bay of which two will be interior and one will be an open carport design.

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Application of Wendy Wood, 38 School Street, Terryville Cont'd.

Director of Planning and Economic Development Margus Laan stated it is also being moved/pivoted so it will be parallel to the house. Margus Laan stated he summarized the changes and gave them to the Commissioners.

Zoning Enforcement Officer Scott Eisenlohr stated she would have to have a survey done and then an as built; a brief discussion followed.

Planning and Zoning Commissioner Gary Gallagher made a motion, seconded by Planning and Zoning Commissioner Michael Gutowski, to approve the application of Wendy Wood, 38 School Street, Terryville. This motion was approved unanimously.

Deliberation and Decision on Public Hearing Applications:

Application of Yvette Wylie, property owner, for Special Permit / Site Plan to construct Accessory Building at 3 Lynn Avenue / Assessor Parcel Number 033-024-003 per Section 4.A.3.iii

It was noted a motion was unanimously approved previously to keep the Public Hearing open on the application of Yvette Wylie, 3 Lynn Avenue, Terryville, and wait to hear back from Inland-Wetlands Commission and the Zoning Board of Appeals.

Application of Premier Properties LLC for Special Permit / Site Plan to construct Industrial Park at 128 North Harwinton Avenue / Assessor Parcel Number 020-018-003-1 per Section 4.B. Table of General Use Regulations – Industrial Uses; engineer: Kratzert, Jones & Associates, Inc.; property owner: Benjamin Cangiano

Planning and Zoning Commissioner Michael Gutowski made a motion, seconded by Planning and Zoning Commissioner Gary Gallagher, to approve the application of Premier Properties at 128 North Harwinton Avenue. This motion was approved unanimously.

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; Engineers: Solli Engineering, LLC & PurePower Engineering; Property of Peter Tonn.

James Cerkowicz, Solli Engineering, stated he wanted to withdraw his 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; Engineers: Solli Engineering, LLC & PurePower Engineering, property of Peter Tonn.

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Application of Terryville Solar One, Verogy, 270 Preston Road Cont'd.

Planning and Zoning Commissioner Connie Kapralos made a motion, seconded by Planning and Zoning Commissioner Gary Gallagher, to accept the request to withdraw the application made by James Cerkowicz, Solli Engineer, 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; Engineers: Solli Engineering, LLC & PurePower Engineering, property of Peter Tonn. This motion was approved unanimously.

Planning and Zoning Commission Chairman George Castle thanked everyone collectively for their input.

Commission Discussion, Staff Discussion & Other Items before the Commission

Director of Planning and Economic Development Margus Laan stated he would check to see if there was anything that would need to come before the Planning and Zoning Commission for the month of August and will let the Commissioners know.

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

No report.

Adjournment

There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Michael Gutowski made a motion, seconded by Planning and Zoning Commissioner Jim Klaneski, to adjourn at 9:46 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale
Recording Secretary