



PLYMOUTH, CT  
TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD

2025 AUG 11 PM 3:26

*Linda Schnaars*  
TOWN CLERK

# Town of Plymouth

## Code Enforcement Committee

80 Main Street  
Terryville, Connecticut 06786

Phone (860)585-4001  
Fax (860)585-4015

### MEETING MINUTES August 7, 2025

**Call to Order:** Carl Johnson, Chairman called the August 7, 2025, meeting of the Code Enforcement Committee to order at 10:31 a.m. in the Assembly Room at Plymouth Town Hall.

**Fire Exits:** Carl Johnson, Chairman made note of the fire exits and explained emergency exit routes to the Committee.

**Roll Call:** Carl Johnson, Chairman & Public Works Director; Scott Eisenlohr, Zoning Enforcement Officer; Raymond Kovaleski, Fire Marshal; Police Chief Karen Krasicky, Kelli Lombard, Torrington Area Health; Harold Sturgeon and Linda Schnaars as Recording Secretary. Also, in attendance: Janet Tye.

**Approval of Minutes:** Carl Johnson, Chairman entertained a motion to accept the minutes of the previous meeting of June 5, 2025.

**MOTION to approve the minutes was made by Kelli Lombard and seconded by Fire Marshal Raymond Kovaleski. The motion passed with one abstention.**

#### Discussion Items:

- a. **4 Chidsey Terrace** – There is a fine on the property. Chairman Johnson is meeting next week with the town attorney.
- b. **156 Main Street** – A settlement has been reached. Court was cancelled today.
- c. **4 Bernice Avenue** – A complaint came in from a neighbor about the vehicles. Bernice said they are registered. Her lawyers contacted the CT State Commissioner due to her rates going up. She is going to be suing the state. The police will verify the cars are registered.
- d. **34 Makara Street** – The daughter was given conservatorship and executor of the estate. She has until September to sell the property.
- e. **467 Carter Road** – Chairman Johnson reported vehicles are registered and garbage is cleaned up. Will follow up in 6 months.
- f. **98 Allen Street** – Kelli Lombard received a complaint about junk vehicles parked in the driveway and unsanitary conditions. Chairman Johnson will follow up.

- g. **8 Tomlinson Avenue** - Chairman reported 2 complaints came in. The mayor approved the landscaper to clean up property. The windows were boarded up and property was cleaned up outside. Chairman Johnson will follow up.
- h. **244 Main Street** – Abatements will start on August 24<sup>th</sup>. There is a meeting on August 18<sup>th</sup> at 6:00 PM Community Investment. They are requesting \$70,000 to tear down the property and level the lot.

**Active Violations:**

- a. **166 Todd Hollow Road** – Chairman Johnson will follow up with the town attorney. Chairman Johnson will find out if there is a lien on the property.
- b. **494 North Street – Update** – Chairman Johnson reported there are vehicles in the back. DEEP is not responsive. Chairman Johnson will reach out to the town attorney.
- c. **27 Club Lane** – Anna White, 24 Overlook Road stated that Eric, who is the Fall Mountain Enforcement Officer tries to resolve the complaints before it comes before Fall Mountain Lake Committee. The property is in foreclosure and eviction. See attached correspondence from Anna White. Chairman Johnson will follow up.

**New Business:**

- a. **Review New Violation List** - See attached.
- b. **Review Closed Violation List** – See attached.

Chairman Johnson stated that they are getting a lot of neighbor disputes. How should Committee respond? Is it for Zoning? Chairman Johnson will talk to the town attorney.

**Other Business:**

Chairman Johnson will talk to the town attorney about unregistered vehicles. As of right now, the Zoning Enforcement Officer and police are the only ones that can tow unregistered cars.

**Correspondence:**      None

**Public Comment-Limited to two Minutes on Non-Agenda Items (note complaints will not be accepted during any Code Enforcement Committee Meeting):**

**Melanie Church, 328 Main Street** – Mrs. Church stated the town is run by ordinances. The person is fined as the police will put sticker on the car to tow it. There was a fund for towing.

**Diane Reed, 5 Chidsey Terrace** – Mrs. Reed asked about the fines being accrued at 4 Chidsey Terrace and if the town attorney has someone filling in for him as she heard he was out for at least 6 months. Mrs. Reed asked what the status is regarding the Housing Board of Appeals.

Chairman Johnson answered he does not know the status.

**Connie Kapralos, 54 South Eagle Street** - Mrs. Kapralos stated the house on the corner on Allen street (near St. Casimir's Church) - 9 Allen Street has garbage outside.

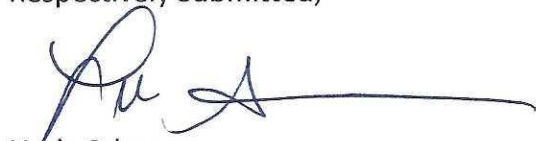
**Committee Member Comments:**

Chairman Johnson reported the tires on Maple Street were cleaned up.

**Adjournment:**

**MOTION** – to adjourn was made by Scott Eisenlohr and seconded by Police Chief Karen Krasicky and voted on unanimously. Motion passed. The meeting ended at 11:10 am.

Respectively Submitted,

A handwritten signature in dark ink, appearing to be 'Linda Schnaars', followed by a long horizontal line extending to the right.

Linda Schnaars  
Recording Secretary

**Subject** FW: Re: 27 Club Lane,  
Terryville CT

**From** mrc2177 <mrc2177@aol.com>

**To:** Anna White  
<axwhite@yahoo.com>

**Date** Today at 5:33 PM

*Copy to  
Code  
Enforcement  
Committee*

*27 Club Lane  
Rec'd LT.  
CODE MEETING  
8/7/25'*

----- Original message -----

From: Jonathan Gineo  
<jonathan@silverandoakct.com>  
Date: 7/31/25 2:09 PM (GMT-05:00)  
To: mrc2177 <mrc2177@aol.com>  
Cc: Theodore Topouzis  
<ttopouzis@taclosinglaw.com>, Fall Mtn  
Lake Property Owners Assoc  
<fmlpoa56@gmail.com>, Eric  
<jelrms@gmail.com>, Silver & Oak  
Accounting  
<accounting@silverandoakct.com>,  
Alexander Cortez-rich  
<alex@silverandoakct.com>  
Subject: Re: 27 Club Lane, Terryville CT

Hi All

Per the asset manager since this an  
occupied property:& in eviction status, until  
we take possession there is not much we  
can do. Once vacant, we can address all  
issues of concern.

# Jonathan Gineo

*Silver + Oak*

Brokerage. Investment. Development

O. 860.372.4666

E.

Jonathan@SilverandOakCT.com

**Broker CT. NY.**

*Recipient of the HBJ 40 under 40 honor*

**Emails to include when send inquiries:**

**General Inquiries:**

Admin@silverandoakct.com

**Offers & Closings:**

Closings@silverandoakct.com

**Billing Inquiries:**

Accounting@silverandoakct.com

On Thu, Jul 31, 2025 at 12:22 PM mrc2177

<mrc2177@aol.com> wrote:

Hey Ted and Jon!

I don't believe we are at the lion stage yet



I can't believe we are at the next stage yet.  
Letters have been sent in regards to the  
very unkempt/overgrown lawn, broken fence  
panel and probably the multiple cars.  
I am copying the Enforcement Officer on  
this email so he can elaborate on some of  
the concerns regarding the property.

I do appreciate all of your help, thank you  
again!

Michelle

----- Original message -----

From: Theodore Topouzis

<ttopouzis@taclosinglaw.com>

Date: 7/31/25 8:20 AM (GMT-05:00)

To: mrc2177 <mrc2177@aol.com>,  
jonathan@silverandoakct.com

Cc: Fall Mtn Lake Property Owners Assoc  
<fmlpoa56@gmail.com>

Subject: Re: 27 Club Lane, Terryville CT

Hi Michelle,

We have Jon Gineo on this message..  
Do you want to share the information  
for the blight liens here with us?



Theodore ("Ted") A. Topouzis, Esq.  
Managing Attorney/Owner at Topouzis  
& Associates PC

\*\*\*\*\*

855-	401-	786-	508-
451-	865-	620-	735-
0841	0202	0400	2207

0071 0000 0400 0007  
www.taclosinglaw.com ttopouzis@taclosinglaw.com  
595 Jefferson Blvd, Warwick, RI 02886  
100 SE 2nd St., Ste 2000, Miami, FL 33131

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**From:** mrc2177 <mrc2177@aol.com>  
**Sent:** Wednesday, July 30, 2025 7:03 PM  
**To:** jonathan@silverandoakct.com  
<jonathan@silverandoakct.com>;  
Theodore Topouzis  
<ttopouzis@taclosinglaw.com>  
**Cc:** Fall Mtn Lake Property Owners  
Assoc <fmlpoa56@gmail.com>  
**Subject:** FW: 27 Club Lane, Terryville CT

Hi there!

I received a call from the bank regarding the overpayment and we were able to figure out a solution. I am still needing a contact for someone that can help with a few blight issues. Notices have been sent to the occupant/previous property owner, but clearly those are not reaching anyone who can resolve some of the issues.

Any help is appreciated!

Thank you again.

Michelle Caffrey  
FMLPOA Tax Collector  
860-888-3513

----- Original message -----

From: mrc2177 <mrc2177@aol.com>

Date: 7/25/25 7:55 PM (GMT-05:00)

To: jonathan@silverandoakct.com

Cc: Fall Mtn Lake Property Owners Assoc  
<fmlpoa56@gmail.com>

Subject: 27 Club Lane, Terryville CT

Hi there!

My name is Michelle Caffrey. I am the Fall Mountain Lake Property Owners Association Tax Collector. I know that 27 Club Lane is currently bank owned... I was wondering if you had contact information for someone that could help me with a few things.

First, I received a check to cover the most recent tax year but it was overpaid. I don't want to send it to the bank without speaking to someone first. Second, the property needs some attention and we would like to speak with someone that assist with taking care of a few blight issues.

Any help would be appreciated.

Thank you, in advance.

Michelle Caffrey  
FMLPOA Tax Collector  
860-888-3513



*Fall Mountain Lake Property Owners Association, Inc.  
Plymouth, Connecticut*

**FMLPOA Enforcement Officer**  
56 Lakeview Road  
Terryville, CT 06786

**DATE: July 31, 2025**

**TO: US Bank Trust National Assoc TTEE**

**RE: NOTICE OF FINE - PROPERTY VIOLATIONS –  
27 Club Lane, Terryville Ct**

Dear Association member(s):

As the Enforcement Officer for the Association acting on the authority of Section VII of the FMLPOA Charter, also stated in Section X, I am advising you that your property, 27 Club Lane, Terryville CT is still in violation.

It is our understanding your organization has taken over the above property. The attached letters are previous communications to owner Aron Renkavinsky. You will find in the attached letters outline the violations on this property and below the current fine.

**As of the date of this letter, the fine stands at: \$3,225.00**  
*(March 24, 2025 initial fine \$25; March 25 – June 19, 2025 = 86 days @ \$25 a day. Totaling 2,175.00. June 19 – July 31, 2025 = 42 days @ \$25 a day. NEW Total \$3,225.00)*

**VIOLATIONS:** 2:A, 2:B, 2:C, 2:I & 2:J

**Details:** Cars in the driveway are not functional, outside and under the blue tarp. It has been reported that some cars have not moved in months and upon viewing the property from roadside, they seem to be needing repair. The fence facing Allentown is broken and needs to be repaired/replaced. As the fence is broken, your back yard is visible from the road and it is completely overgrown. These issues will attract vermin.

Please contact me within five (5) days from the date of this letter advising how and when the matter will be addressed.

Very Truly Yours,

*Eric Ladnier*

Eric Ladnier

FMLPOA Enforcement Officer  
860-940-0449, jelrms@gmail.com

*Fall Mountain Lake Property Owners Association, Inc.  
Plymouth, Connecticut*

**FMLPOA Enforcement Officer**  
56 Lakeview Road  
Terryville, CT 06786

**DATE: June 19, 2025**  
**TO: Aron Renkavinsky**  
**RE: NOTICE OF FINE - PROPERTY VIOLATIONS –**  
**27 Club Lane, Terryville Ct**

Dear Association member(s):

As the Enforcement Officer for the Association acting on the authority of Section VII of the FMLPOA Charter, also stated in Section X, I am advising you that your property, 27 Club Lane, Terryville CT is still in violation.

As stated in our letter of March 24, 2025, a formal violation would be issued imposing an initial fine of twenty-five dollars (\$25.00) and up to twenty-five dollars (\$25.00) per day until each violation is corrected. *In accordance with the established procedures of the Association, this letter serves as notification of such fine, as nothing has been done to correct the violations.*

**March 24, 2025 = \$25 + March 25 – June 19, 2025 = 86 days**  
**@ \$25 a day. Total fine: \$2,175.00**

**VIOLATIONS:** 2:A, 2:B, 2:C, 2:I & 2:J

**Details:** Cars in the driveway are not functional, outside and under the blue tarp. It has been reported that some cars have not moved in months and upon viewing the property from roadside, they seem to be needing repair. The fence facing Allentown is broken and needs to be repaired/replaced. As the fence is broken, your back yard is visible from the road and it is completely overgrown. These issues will attract vermin.

Please contact me within five **(5)** days from the date of this letter advising how and when the matter will be addressed.

Very Truly Yours,

*Eric Ladnier*

Eric Ladnier

FMLPOA Enforcement Officer

860-940-0449, jelrms@gmail.com

*Fall Mountain Lake Property Owners Association, Inc.  
Plymouth, Connecticut*

**FMLPOA Enforcement Officer**  
56 Lakeview Road  
Terryville, CT 06786

**DATE: March 24, 2025**

**TO: Aron Renkavinsky &  
Silver and Oak Realty, LLC –  
Silverandoakrealtyllc@gmail.com**

**RE: NOTICE OF PROPERTY VIOLATIONS – 27 Club  
Lane, Terryville Ct**

Dear Association member(s):

As the Enforcement Officer for the Association acting on the authority of Section VII of the FMLPOA Charter, also stated in Section X of the by-law book, please be advised that property 27 Club Lane, Terryville CT is, again, in violation of the following:

**VIOLATION:** 2:A, 2:B & 2:I

**NOTES:** There, again, appears to a number of cars in the driveway not functional. It has been reported that they have not moved in months and upon viewing the property from roadside, they all seem to be needing repair. Also, the fence facing Allentown is broken and needs to be repaired/replaced.

Issues with your property, involving these specific matters go back a few years. The Enforcement Committee has been lenient with fines and providing ample time for clean-up and repairs over the years. At this time, we must insist that you attend to these matters immediately.

In accordance with the established procedures of the Association, this letter serves as notification of By-Law violations. If these mentioned violations are not remedied within 14 days of the date of this letter a formal

violation will be issued imposing an initial fine of twenty-five dollars (\$25.00) and up to twenty-five dollars (\$25.00) per day until each violation mentioned above has been corrected.

I also request that you contact me within seven (5) days from the date of this letter advising how and when the matter will be addressed. Enforcement requires you to notify me by either mail, phone or email, advising that the "violation" has been/will be corrected Upon verification of By-Law compliance, this notice will be rescinded.

Very Truly Yours,

*Eric Ladnier*

Eric Ladnier

FMLPOA Enforcement Officer  
860-940-0449, jelrms@gmail.com



## Case Report

11/01/2024 - 8/1/2025

Case #	Case Date	Main Status	Last Status Change Date	Violation Location	Owner Name	NOTES
162	5/2/2025	Active	5/5/2025	9 Carriage Dr.	Robert Polanco Camilo Duran	CARS
153	3/25/2025	Active	3/25/2025	404 Main Street	Darrell Telke	10K NEEDS TITLE SEARCH
152	3/21/2025	Active	3/21/2025	4 Chidsey Terrace	Bruce Grzymkowski	ONGOING
148	3/12/2025	Active	3/12/2025	173 Greystone Rd	Trust Housing Enterprises	DRAINAGE ONGOING
142	2/12/2025	Active	3/13/2025	28 School Street	William F Kremmel Jr	CARS
131	1/8/2025	Active	1/8/2025	7 Oakdale	Fernand D Dube	60 DAY APPEAL REQUESTED
129	1/8/2025	Active	1/8/2025	551 S Main St	Todd Hall	10K NEEDS TITLE SEARCH
125	12/17/2024	Active	12/17/2024	129 S Eagle Street	Fredrick Stephenson	?
123	12/17/2024	Active	12/17/2024	150 S Riverside Avenue	P & S LLC, Steve Worhunsky	OZ GEDNEY ONGOING
118	12/9/2024	Active	12/9/2024	10 Union Street	Bruce Klimkoski	NEEDS FOLLOW UP
117	12/9/2024	Active	12/9/2024	8 School Street	MJ Services	CLEAN UP STALLED-FOLLOW UP
105	10/31/2023	Active	12/11/2024	166 TODD HOLLOW RD	JOSEPH D JR HOOOPER	NEEDS FOLLOW UP
98	5/29/2025	Active	6/11/2025	100 S Riverside - OZ Gedney Co.		

83	12/18/2024	Active	5/27/2025	51 LAKE PLYMOUTH BLVD	BETH VAIL
78	1/1/1900	Active	12/11/2024	4 Bernice Avenue	LOUISE COMPARONE

NEEDS FOLLOW UP

ONGOING

Total Records: 15

8/5/2025

# Case Report

11/01/2024 - 8/1/2025

Case #	Case Date	Main Status	Last Status Change Date	Violation Location	Owner Name
176	7/20/2025	Online	7/20/2025	33 Union St	
175	7/19/2025	Online	7/19/2025	21 Scott Rd	
174	7/18/2025	Online	7/18/2025	54 North Main St	Sal Apruzzse
		Submission			
172	7/13/2025	Online	7/13/2025	33 union st	Sal Apruzzse
					*
171	7/13/2025	Online	7/13/2025	54 North Main St	Sal Apruzzse
		Submission			*
170	7/12/2025	Online	7/12/2025	8 School Street	JDC Properties
		Submission			
168	6/27/2025	Online	6/27/2025	27 South Eagle St.	
		Submission			**in contact with owner
164	6/2/2025	Online	6/2/2025	8 School St, Terryville, CT	Harley Donovan
		Submission		06786	
					**in contact with owner
156	3/27/2025	Online	3/27/2025	18 Tumblebrook Road	Tom Wood
		Submission			
					street light pole & debris down

Total Records: 9

8/5/2025