

TOWN OF PLYMOUTH

80 Main Street
Terryville, CT 06786
www.plymouthct.us

COMMUNITY INVESTMENT FUND AD HOC COMMITTEE

PLYMOUTH, CT
TOWN CLERK'S OFFICE
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Tel: (860) 585-4001
Fax: (860) 585-4015

2026 APR 21 PM 3:00

Leola Komarska
TOWN MINUTES

REGULAR MEETING

April 20, 2026 – 6:00 p.m.

Mayor's Conference Room, Plymouth Town Hall

Call to Order/Attendance: Chairman William Hamzy called the meeting to order at 6:00 PM. Committee members present included Roxanne Levesque, Kerry Bamrick, and Vincent Klimas. Also in attendance were Jason Williams from SLR Consulting, Joe Sopczneski, Public Works Director, Margus Laan and Vincent Klimas.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Acceptance of Minutes: Chairman Hamzy noted that the last meeting was held on March 16th and requested a motion to accept those minutes. **Roxanne Levesque made the motion to accept the minutes from March 16, 2026. Kerry Bamrick seconded the motion. With no corrections or changes proposed, the motion carried unanimously.**

Public Comment: None.

Discuss and Take Action on Plymouth Transformational Plan:

Chairman Hamzy provided several significant updates on project progress since the last meeting. He emphasized that thankfully, quite a bit had happened in the past month to get the project back on track.

Grant Reimbursement Progress: Vincent Klimas reported that the town finally received reimbursement for the initial \$250,000 grant from the state after a full year delay. Chairman Hamzy explained that this grant program requires the town to advance money upfront and then seek reimbursement, making the \$250,000 advance significant for a town of Plymouth's size.

Major Grant Approval: Chairman Hamzy announced they received clearance to close on their \$1,700,000 grant last week. While he had requested that the state use the same law firm that handled the \$250,000 grant closing to expedite the process, the state assigned a different firm. Despite this complication, Chairman Hamzy expects to have a closing within the next four weeks after providing the extensive list of required documents.

Developer Outreach: The Mayor and Chairman Hamzy met with D'Amato Realty approximately a week and a half prior to discuss their interest in developing the project. Chairman Hamzy emphasized the critical importance of securing an actual developer, noting that without someone willing to put up money and committing to the project, all their plans would remain merely theoretical. They also scheduled a meeting with Carrier for Friday, a major residential developer currently working on the downtown Bristol project. Chairman Hamzy viewed Carrier's willingness to meet as a positive indicator of their potential interest.

Technical Project Updates: Jason Williams from SLR provided a comprehensive presentation of work completed and planned.

- Key accomplishments included:
 - Establishment of a SharePoint system for committee document sharing
 - Development of a story map website with project branding, featuring Plymouth colors and iconic imagery including Terry Clock hands and lock shapes
 - Completion of zoning analysis identifying that the downtown area is predominantly C-Village zoning with some Industrial-1 zoning
 - Creation of a downtown development district boundary that will position Plymouth for future DECD funding opportunities

Williams explained that the development district boundary would be sent to NVCOG for microanalysis, and they would examine adding the I-1 area to the C-Village zone to create more development opportunities. This boundary designation would immediately qualify Plymouth for the DECD funding program.

- Site-Specific Progress: The team conducted extensive surveying of target properties and discovered a mapping error in the assessor's records, which they communicated for correction. They delineated the Pequabuck River and identified the 100-foot upland review area. Environmental phase 1 assessments were nearly complete for all target properties, with no significant areas of concern identified. The Old Eagle Lock building site was verified in 2018 as having all environmental concerns from historical operations investigated and cleaned up.
- Property Status Updates: Williams reported that 8 South Main Street is in complete disrepair with abandoned vehicles and broken windows, making it a clear candidate for demolition. During their site visit to Old Eagle Lock, they worked with architects and environmental specialists.
- Upcoming Work: The team planned to begin market analysis, reach out to commercial and residential realtors, and continue developing master plan concepts. Williams noted that May and June would be extremely busy months with significant progress expected.
- Funding Strategy: Discussion centered on pursuing Community Investment Fund (CIF) grants, with the Route 6 streetscape project identified as the most suitable candidate. The team planned to develop a 30% design package quickly since the work involves improvements behind existing curbs without modifying catch basins or street work. Williams expressed confidence they could meet the June 5th deadline for Round 9 CIF applications, with a backup opportunity for the December 1st Round 10 deadline.

Vincent Klimas raised important administrative considerations, suggesting the project now be consistently titled as the "Downtown Plymouth Implementation Plan" to match their RFQ applications. He also noted potential procurement requirements if the town provides money directly to developers, though Chairman Hamzy clarified they would be paying for studies that benefit the town rather than subsidizing developers directly.

The meeting concluded with plans to add Joe Sopczneski to the committee and provide him access to the SharePoint system, given his involvement with infrastructure and potential connections to the trail system development.

Administrative Matters: Vincent Klimas emphasized the importance of consistent project titling and proper procurement procedures for any future developer arrangements. The committee agreed to add Joe Sopczneski as a member to facilitate coordination with public works activities.

Board Member Comments: Board members expressed satisfaction with the comprehensive progress report and the significant momentum building in the project.

Adjournment: Roxanne Levesque moved to adjourn the meeting. Kerry Bamrick seconded the motion. The motion carried unanimously, and the meeting adjourned at 7:00 PM.

Linda Konopaske

Linda Konopaske
Acting Recording Secretary

Attachment: SLR Plan

Town of Plymouth: Downtown Transformation Plan



Agenda Action Items | April 20, 2026

Task 1.0: General Project Management

- SharePoint file access has been set up with Committee Members

Task 2.0: StoryMap

- Adding pictures of downtown masterplan area
- Branding completed
- Add the separate page for each of the projects and add current graphics

Task 3.0: Downtown Masterplan

- Overall zoning Map complete
- Development District Boundary has been added to Zoning Map (send to D. Kooris?)
- Finalize Zoning Memo
- GIS Basemap 80% (Add CTDOT linework)
- Property surveys underway/ Topo complete (Assessor updated lot #)
- Wetland Delineation *completed*-added to survey
- Utility requests submitted
- Concepts of Masterplan area and architectural Floorplates & Precedent Images (April/May)
- Market snapshot (*Mid-May completion*)
- Contact Realtors (*questions enclosed*)
 - *Jan Laviero 860-883-8807*
 - *Michael Green 860-777-5421*
 - *Michael Grieder 203-910-3426*
- Potential developers (*Carriers, T&M, Nelson Builders, Brycorp Builders*)

Task 4.0: 8 South Main Street (No. 1A)

- Site Visit complete

Task 5.0: Old Eagle Lock Building (No. 1B)

- Site Visit completed
- Environmental: Phase I ESA being drafted – no significant Areas of Concern/ site was “verified” in 2018 “*all environmental concerns from historical operations have been investigated and cleaned*”
- PCNA & Historic Evaluation underway

Town of Plymouth: Downtown Transformation Plan



Task 6.0: 99 Agney Avenue (No. 1C)

- Hold for Masterplan completion
- New Ownership?

Task 7.0: 13 Angey Avenue (No. 1D)

- Hold for Masterplan completion

Task 8.0: Façade Improvements

- (Hold) SLR awaiting notice to proceed: Letter to property owners on project scope.

Task 9.0: Riverview Walkway

- Site visit 25% to be completed May/ June

Task 10.0: Landscape Improvements

- Coordinating kick-off meeting with Gretchen DelCegno (Library) and Jerry Mills (Lock Museum)

Task 11.0: Terryville Gateways

- Hold for completed survey information on Route 6

Task 12.0: 150 & 142 Main Street

- Survey field work complete, topo complete, being field checked – in drafting
- Wetlands have been flagged
- Concept development May/June

Task 13.0: Route 6 Streetscape

- Survey/Topo complete. Being field checked.
- Grant opportunities identified