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TOWN OF PLYMOUTH
80 Main Street
Terryville, CT 06786
www.plymouthct.us

COMMUNITY INVESTMENT FUND AD HOC COMMITTEE

Tel: (860) 585-4001

Fax: (860) 585-4015

**MINUTES
SPECIAL MEETING**

**Community Investment Fund Ad Hoc Committee
September 23, 2025 – 6:00 p.m.
Mayor's Conference Room, Plymouth Town Hall**

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1. Call to Order/Attendance

The meeting was called to order by **Chairman Bill Hamzy** at 6:02 p.m. on September 23, 2025 in the Mayor's Conference Room of Town Hall, 80 Main St., Terryville, CT

Members in attendance included: **Chairman Bill Hamzy, Mayor Joseph Kilduff, Ron Mamrosh, Roxanne Levesque, Kerry Bambrick, Vinny Klimas, Vance Taylor. Special guests – Jason Williams and SLR staff.**

2. Pledge of Allegiance – Led by the Chairman.

3. Acceptance of Minutes

MOTION: Ron Mamrosh made a motion, which was seconded by **Roxanne Levesque** to accept the minutes of the previous meeting, and the motion is voted on unanimously.

4. Public Comment - None

5. Discuss and Take Action on Plymouth Transformational Plan

• **General Discussion / Updates /Action, if necessary**

Chairman Hamzy reports that the contract with SLR Consultants has been signed; they are currently working on a scope for the project.

Chairman Hamzy advised that he has had conversations with Melinda Wilson and Kerron Vernon, it was a great meeting. He does not think that they initially understood what our project encompassed. DECD was sent the package and once we clarified our vision, they seemed very excited. They gave us verbal permission to enter into the contract with SLR; the financial agreement has been signed and returned.

Kerry Bambrick attended the Public Hearing for the State DOT project and felt that it was well received by residents that attended. DOT personnel reviewed all aspects of the project and pointed out the areas that were changed to include work that the Town requested to tie into our plan. **Roxanne Levesque** wished that the speaker had been a little more excited, next time we need someone with more enthusiasm.

Jason Williams, SLR advised that the scope is finished and is being reviewed, it should be ready for Town review within the next week.

Once the scope is completed, the DECD will get a better sense of how large a project this is. There will be 20-25 people assigned to work on the project .

Chairman Hamzy has already spoke with Jason and Nina (SLR) regarding the Route 6 sidewalks as they are an immediate concern as the Town wants to piggy-back on the planned work with the DOT contractor.

Design/Survey work for sidewalk improvements should be filed in December for March appropriation. **Mayor Kilduff** has kept in contact with Bill Schultz (DOT Contractor) regarding the Towns portion of the work and he is aware of our plan.

Jason Williams will push the topographic survey and concept design. He will also need names of all DOT contacts for his staff.

Chairman Hamzy advises we will need estimates, back up, design, conceptual documents, survey for streetscape.

Jason Williams advised that the project manager for the streetscape will be John Hammer.

There will be (7) Key Projects. Jason provides a brief summary of each.

- (1) **Downtown Master Plan** – Rt 6, Agney Ave, S. Main St. – Renovation of buildings, new facades west side of S. Main St., sidewalks, walkways, bridges, new parking.
Site Plans, Architectural – i.e. Old Eagle Lock building.
- (2) **Façade** – East side of Main St.
- (3) **River View Walkway** – from Lake Winfield to Horseshoe Falls – Conceptual only – not taking to full design – for future planning
- (4) **Landscape Improvements** – Terryville Library and Lock Museum – we may consider kick starting with this project – fastest path to show visual changes. Mayor Joseph Kilduff updates the Committee on 244 Main St., next to the library; there was an issue with a gas line that is being addressed.
- (5) **Route 6 / Route 72** – Baldwin Park, Waterwheel – Gateways
- (6) **150 Main St – 142 Main St** – Developer Outreach.
- (7) **Route 6 Streetscape** – Immediate concern

Chairman Hamzy advised that 156 Main St., Terryville, CT has been sold, we have met with the new owners and are hopeful that they will be able to update this property.

Jason Williams advised that there is façade improvement funding possible for this site.

Chairman Hamzy provides an update on 8 S. Main St., Terryville, CT (Rite Aid Plaza), the property is in foreclosure, an auction has been scheduled of October 25, 2025. There is general discussion regarding this site and the plan in this project.

33 S. Main St – update – on the market, there have been conversations with the property owner. It is listed for 995,000 – there have been no offers

Chairman Hamzy asks if this area would qualify for a designation of a “opportunity zone”? **Jason Williams** advised that there would need to be a complete analysis of Zoning with recommendations for Zoning Regulation modifications. Staff will have important dialog with the Zoning Commissions and provide recommendation.

6) Administrative Matters

Vinny Klimas suggests that we schedule a brief updated presentation at a Town Council meeting similar to the Public Hearing provided by DOT to get the public enthusiastic about the project. We should also try to advertise in the newspaper and on social media.

7) Board Member Comments. – Everyone agrees we need to keep moving forward.

8) Adjournment

MOTION: **Roxanne Levesque** made a motion, which is seconded by **Kerry Bamrick** to adjourn the meeting 7:05 p.m.

Respectfully submitted,

Pamela Pelletier, Recording Secretary