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Plymouth Town Council

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Minutes

October 7, 2025

Call to Order: Mayor Joe Kilduff called the scheduled October 7, 2025, Plymouth Town Council Regular meeting to order at 7:01 p.m., in the Community Room, Plymouth Town Hall.

Roll Call: Present for the meeting were Town Councilman Joe Green, Mayor Joe Kilduff, Town Councilman Anthony Roveto, Town Councilman Ron Tiscia and Town Councilman T.J. Zagurski. Absent: Town Councilman Remie Ferreira. Also in attendance were Town Attorney William Hamzy and Public Works Director Carl Johnson.

Adoption of Agenda

Town Councilman Joe Green made a motion, seconded by Town Councilman T.J. Zagurski, to add the Resignation of Michelle Lucian from the Plymouth Board of Education under Resignations/Appointments/Reappointments, to the October 7, 2025, Plymouth Town Council agenda. This motion was approved unanimously.

Fire Exit Notification: Mayor Joe Kilduff noted the Fire Exits for the record.

Pledge of Allegiance: Mayor Joe Kilduff led the Town Council Members and the Public audience in the Pledge of Allegiance.

Invocation

Mayor Joe Kilduff stated "May God Bless the Town of Plymouth and May God Bless the United States of America" for the record.

9/02/25 Special Meeting Minutes, 9/03/2025 Public Hearing Minutes, 9/03/25 Special Meeting Minutes, 9/15/2025 Public Hearing

Town Councilman T.J. Zagurski made a motion, seconded by Town Councilman Anthony Roveto, to accept the September 2, 2025, Special meeting minutes as presented. This motion was approved unanimously.

Town Councilman Joe Green made a motion, seconded by Town Councilman T.J. Zagurski, to accept the September 3, 2025, Public Hearing meeting minutes as presented. This motion was approved unanimously.

T.J. Zagurski, made a motion, seconded by Town Councilman Ron Tiscia, to accept the September 3, 2025, Special meeting minutes as presented. This motion was approved unanimously.

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Acceptance of Minutes Cont'd.

Town Councilman Joe Green made a motion, seconded by Town Councilman Ron Tiscia, to accept the September 15, 2025, Public Hearing meeting minutes as presented. This motion was approved unanimously.

Public Comment on Non-Agenda Items

Melanie Church, 328 Main Street, Terryville, discussed Charter not being followed; Melanie Church stated people had been staying in a hotel at a cost of \$184,000; Town is behind two years for Audit.

Vinnie Klimas, Coral Drive, Terryville, stated he strongly disagrees with previous residents' unfounded allegations, noting we are solid and stronger than any other time in history of our Town; we have a comprehensive plan to move forward to transform downtown, have a with reserve accounts, previous speaker being political, and briefly elaborated.

Joseph Carey, Chairman, Public Works Board, stated a motion was passed at the September 30th, Public Works Board meeting to recommend to the Mayor and Town Council to form an oversight committee (with a minimum of four members) to oversee the bonded road projects and to review and confirm that proper procedures and processes are followed from an administrative review through the construction and completion of said projects.

When questioned by Mayor Kilduff, Joseph Carey stated the Public Works Board, that was founded in the Charter, does not have the charge/authority to comply with this recommendation.

Steve Sauvron, Crestview Road, stated he wanted to compliment everyone involved for making the Public Hearing a success, noting it was well presented; delighted road package passed, disappointed Police Station did not; today's price will not be cheaper down the road.

Randy Picard, Old Waterbury Road, Terryville, stated he wanted to thank the Public that attended the recent Meet and Greet held at the American Legion, as well as the Mayor and Town Council members who attended. He further stated he and his party members hoped everyone had a good time, noting he cares about the Town and thanked mayor Kilduff and Attorney Hamzy for their kind words. Randy Picard stated true statements were made by all.

Public Comment on Agenda Items

No report.

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Mayor's Report

Mayor Joe Kilduff read the following out loud for the Public Audience: Last summer, the Fire Marshal, Building Inspector, and Torrington Area Health District were fed up with the conditions at 156 Main Street and the environment in which tenants and neighbors were living. This included rodent infestation, unsanitary conditions in the hallways, mold, a leaking boiler on the first floor, no second-floor fire escape, just to name a few. After well over a year of discussions with the Owner on what needed to be done to bring the building to an acceptable living condition, the Fire Marshal condemned the building, and the Building Inspector began relocating tenants. Liens were placed on the property for reimbursement of the relocation costs, taxes and delinquent sewer charges. Blight liens and fines were assessed, and the Town began foreclosure proceedings. Because of these actions, we were able to force a sale of this property from an out of state slumlord to a developer committed to bringing the building up to code, meaning this long-standing eyesore should soon be transformed into a safe, revitalized property. Unfortunately, during the foreclosure process it became clear that proper notification to the landlord had not been given during the condemnation and relocation stages. No Notice and Order to Correct was issued in the proper timeframe, however multiple emails were sent to the owner by the Fire Marshal but not a proper Notice and Order to Correct. That omission cast doubt on our ability to collect the relocation liens in full. A settlement was offered guaranteeing payment of a blight lien, all taxes and sewer charges and a portion of the relocation costs. The Town faced two choices: Accept the settlement, which ensured that the Town would collect cost of the funds and allow the sale to proceed, accelerating redevelopment. Or demand full payment and go to trial-with no guarantee of collection and the risk of delaying the project indefinitely. A Town Council meeting was scheduled in August to deliberate these options, but we lost our quorum at the last minute and were not granted a continuance of the foreclosure by the Court. After consulting with legal counsel, I made the decision to accept the settlement because I felt it was in the best interest of Plymouth and residents. Unfortunately, the settlement did leave the Town with \$128,143.64 of unreimbursed expenses out of our Blight Fund, which will be offset by future blight fine collections.

Town Attorney Bill Hamzy stated he wanted to provide perspective on this issue, noting that he honestly feels if it wasn't for the action of condemning the property it would remain in the shape it was in and would continue to be owned by a New York City slumlord. He further stated that while it wasn't done appropriately, he understands what Mayor Kilduff said, noting it is not a situation that the Town engages in on a regular basis. Town Attorney Bill Hamzy stated this is the first time he can ever remember something like this ever happening in Town, especially with a property as large as this one and involving this many people. Town Attorney William Hamzy stated that in the future, should a Town Employee have questions, he would hope they would reach out to him as to how to properly handle the issue and confirm the process they were using was accurate. Town Attorney Bill Hamzy stated that he was not the Attorney that handled the foreclosure, noting it was handled by Attorney Melissa Simonik.

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Mayor's Report Cont'd.

Town Attorney Bill Hamzy stated all things considered, he feels the Mayor made the correct decision to settle this case. He further stated the fact that the Town could force the sale to a relatively local developer (the new Owner lives in Wolcott and operates the building out of Waterbury) as opposed to someone who demonstrated himself to be a slumlord out of New York. Attorney Bill Hamzy stated that he believes at the end of the day the right thing to do for the tenants and for the neighbors who lived next to this building was done.

Mayor Joe Kilduff stated that one of the lessons, and it's been a habit in a small town like ours, is that we do things a certain way and that speaking to people verbally or over an email isn't always good enough communication. He further stated it was his understanding that when you get into these situations the Court is not necessarily the kindest to municipalities, noting they will try whatever they can and so you have to have every T crossed and every I dotted, or you are at risk. Mayor Joe Kilduff stated this has been a learning experience that will be communicated to the employees involved. He further stated that he does not believe anything was malicious in this whatsoever, noting everyone was trying to do the right thing and the majority of what happened was a good thing that will bear itself out over the coming weeks and months. Mayor Joe Kilduff stated that he felt it was important to bring it to the Council and to the Public.

Town Councilman T.J. Zagurski stated he wanted to thank Mayor Kilduff for keeping the Council informed of what actually happened, noting going forward we will be more diligent.

Melanie Church stated she wanted to thank Mayor Kilduff, as well.

Mayor Joe Kilduff stated the Town has finally signed a contract with SLR, which was the firm chosen by the Community Investment Fund Ad Hoc Committee. Mayor Joe Kilduff stated the Town is excited to get this project moving, noting it is about to close on the \$1.7 million, which was the second amount awarded, for the Town Revitalization Project. He further stated he feels it will be a real game changer for our downtown.

Mayor Joe Kilduff stated the road package passed overwhelmingly and the Police Station was defeated overwhelmingly. He further stated he learned the Public really needs to see multiple options explored a little bit more thoroughly, not that the Building Committee didn't look at other options, but it wasn't enough to convince the Public that the one option that was presented was the most bang for the buck. Mayor Joe Kilduff stated if he and the current Town Council Members return to office in November he would recommend that the Building Committee be reconstituted with some of the current members/new members, as well as some members who were opposed to the proposal, because clearly the only way this issue will pass will be to convince some people who voted no to vote yes. He further stated the Committee needs to be a little bit larger and then broken down into subcommittees with each subcommittee being responsible to come up with one proposal.

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Mayor's Report Cont'd.

Mayor Joe Kliduff stated then the Committee can present and show they looked at multiple options and did a feasibility study. He further stated he felt this would be the best approach. Mayor Joe Kilduff stated the needs of our Police Station have not gone away, noting for the next budget season maybe we will need to look at some short term solutions for the Police Department. He further stated that if everything went perfectly, we would be two years away from another Referendum and another two to three years to build, and it would not be fair to make the Police Department work in their current conditions for another five years without at least a little more space.

Discuss and take action to refund overpayment of Property Taxes to the following: Acar Leasing \$166.09, \$271.14, \$900.12; Winifred Acker \$10.55; Ally Financial/Vault Charlotte PPC \$168.41, \$321.59, \$551.65; Michael D. Arseneault, Jr., \$350.73; Matthew J. Dorso, Jr. \$396.27; Julie Dube \$54.28; Anthony Fante \$47.85; Nicole Grodecki \$547.92; Donald Hale \$16.23; Andrew and Stephen Helming \$128.15; Honda Lease Trust \$315.02; Richard Johnson \$78.78; JP Morgan Chase \$719.64, \$216.83; Roger Keyes \$349.92; Linda Klesczcz \$79.46; Paul Mantoni \$226.63; Nissan Infiniti Lease Trust LLC \$212.71; Dennis M. Powers \$45.02; Ryan R. Schultz \$346.02; Kyle Smart \$485.92; Toyota Lease Trust \$805.17; Andrew Turrisi \$42.84

Town Councilman Ron Tiscia made a motion, seconded by Town Councilman Joe Green, to refund overpayment of Property Taxes to the following: Acar Leasing \$166.09, \$271.14, \$900.12; Winifred Acker \$10.55; Ally Financial/Vault Charlotte PPC \$168.41, \$321.59, \$551.65; Michael D. Arseneault, Jr., \$350.73; Matthew J. Dorso, Jr. \$396.27; Julie Dube \$54.28; Anthony Fante \$47.85; Nicole Grodecki \$547.92; Donald Hale \$16.23; Andrew and Stephen Helming \$128.15; Honda Lease Trust \$315.02; Richard Johnson \$78.78; JP Morgan Chase \$719.64, \$216.83; Roger Keyes \$349.92; Linda Klesczcz \$79.46; Paul Mantoni \$226.63; Nissan Infiniti Lease Trust LLC \$212.71; Dennis M. Powers \$45.02; Ryan R. Schultz \$346.02; Kyle Smart \$485.92; Toyota Lease Trust \$805.17; and Andrew Turrisi \$42.84. This motion was approved unanimously.

Resignations/Appointments/Reappointments: To accept the resignation of Harold Sturgeon from the Plymouth Code Enforcement Committee; to appoint Paul Schwanka to the Zoning Board of Appeals as a Regular Member with a term ending date of 5/01/2027; to reappoint George Castle to the Planning and Zoning Commission as a Regular Member with a term ending date of 9/1/2028; to reappoint Gary Gallagher to the Planning and Zoning Commission as a Regular Member with a term ending date of 2/1/2028; to reappoint Susan Murawski to the Planning and Zoning Commission as a Regular Member with a term ending date of 2/1/2028; to reappoint Vincent Gualtieri to the Capital Improvements Committee as a Regular Member with a term ending date of 11/1/2028

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Resignations/Appointments/Reappointments Cont'd.

Town Councilman Joe Green made a motion, seconded by Town Councilman T.J. Zagurski, to accept the resignation of Harold Sturgeon from the Plymouth Code Enforcement Committee. This motion was approved unanimously.

Town Councilman T.J. Zagurski made a motion, seconded by Town Councilman Joe Green, to appoint Paul Schwanka to the Zoning Board of Appeals as a Regular Member with a term ending date of May 1, 2027. This motion was approved unanimously.

Town Councilman Joe Green made a motion, seconded by Anthony Roveto, to reappoint George Castle to the Planning and Zoning Commission as a Regular Member with a term ending date of September 1, 2028. This motion was approved unanimously.

Town Councilman Joe Green made a motion, seconded by Town Councilman T.J. Zagurski, to reappoint Gary Gallagher to the Planning and Zoning Commission as a Regular Member with a term ending date of February 1, 2028. This motion was approved unanimously.

Ron Tiscia, Joe Green to reappoint Susan Murawski to the Planning and Zoning Commission as a Regular Member with a term ending date of 2/1/2028.

Town Councilman Anthony Roveto made a motion, seconded by Town Councilman Joe Green, to reappoint Vincent Gualtieri to the Capital Improvements Committee as a Regular Member with a term ending date of November 1, 2028. This motion was approved unanimously.

Town Councilman Joe Green made a motion, seconded by Town Councilman Ron Tiscia, to accept the resignation of Michelle Lucian from the Plymouth Board of Education. This motion was approved unanimously.

Town Council Liaison Reports

Town Councilman T.J. Zagurski stated Parks and Recreation will be running the Lanterns on the Lake Winfield again this year, noting it will be held on October 18 at 6:00 p.m. through 10:00 p.m. He further stated it was a good time last year and should be again this year. Town Councilman T.J. Zagurski stated Public Works is working up at the Farms and readying it to be paved soon. He further stated they will begin work again in the spring. Town Councilman T.J. Zagurski stated the WPCA is waiting to get back numbers on the water studies. He further stated the WPCA is also reviewing plans for major developers in Town; 9 Scott Road, Prospect Street School, and the High Street Elderly Housing project. Town Councilman T.J. Zagurski stated that hopefully these projects will bring in tax revenue for the WPCA.

Town Councilman Joe Green stated he had nothing to report on at this time.

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Town Council Liaison Reports Cont'd.

Town Councilman Ron Tiscia stated he had nothing to report on at this time.

Town Councilman Anthony Roveto stated the Plymouth Board of Education Superintendent presented a five-year strategic plan as a first draft focusing on district goals, noting the goals range from year one through year five. He further stated the Superintendent would be willing to come to a Town Council meeting as the plan gets closer to being finalized. Town Councilman Anthony Roveto stated the Plymouth Board of Education is looking for a Special Education Teacher and would appreciate any leads. stated the Fire Commission logged 38 Calls and 16 Inspections. Town Councilman Anthony Roveto stated the Fire Department still has one Firefighter still out. Town Councilman Anthony Roveto stated the Fire Department did a live burn training session in Litchfield. Town Councilman Anthony Roveto stated Chief Mark Sekorski noted the department has been having a good turnout with all the calls they have received. Town Councilman Anthony Roveto stated the Human Services Commission has two new members. He further stated the Human Services Commission approved a \$500.00 donation to the recent fire victims. Town Councilman Anthony Roveto stated the Inland-Wetlands Commission had accepted four new Applications; three old/continuing Applications had also been approved. Town Councilman Anthony Roveto stated Dean Ferrante was elected to be the Chairman and Corey Finke was elected to be the Vice Chairman.

Town Council Comments

Town Councilman Anthony Roveto stated he had no Town Council comments at this time.

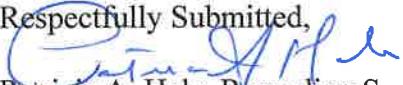
Town Councilman Ron Tiscia stated he had no Town Council comments at this time.

Town Councilman Joe Green stated he had no Town Council comments at this time.

Town Councilman T.J. Zagurski stated that he wanted to thank everyone for coming out tonight, noting that without community involvement there's no moving forward, and the more people that get involved the better.

Adjournment

There being no further business of the Plymouth Town Council, Town Councilman Joe Green made a motion, seconded by Town Councilman Ron Tiscia, to adjourn at 7:28 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale, Recording Secretary