

Town of Plymouth
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Terryville, CT 06786
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Plymouth Town Council
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Minutes

October 28, 2025

Call to Order: Mayor Joe Kilduff called the scheduled October 28, 2025, Plymouth Town Council Special meeting to order at 6:00 p.m., in the Assembly Room, Plymouth Town Hall.

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

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, May God Bless the United States of America and God Bless our Service Members” for the record.

Public Comment on Non-Agenda Items

No report.

Public Comment on Agenda Items

No report.

Appointments/Reappointments/Resignations: To appoint Walter Seaman to the Police Commission as a Regular Member with a term ending date of 1/1/2027; to appoint Connie Kapralos to the Code Enforcement and Property Committee (no term ending date); to appoint Joseph Carey, Jr., to the WPCA as an Alternate Member with a term ending date of 1/1/2028; to appoint Michael Maffia to the Capital Improvements Committee as a Regular Member with a term ending date of 9/1/2026; to reappoint Reggie Powell as a Regular Member to the Police Commission with a term ending date of 1/1/2028; to reappoint Tim Murawski to the Police Commission as a Regular Member with a term ending date of 1/1/2027

Town Councilman T.J. Zagurski made a motion, seconded by Town Councilman Joe Green, to appoint Walter Seaman to the Police Commission as a Regular Member with a term ending date of 1/1/2027. This motion was approved unanimously.

PLUMOUTH, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
25 NOV -3 AM10:00
Leah K. Seaman
TOWN CLERK

Town Council Special Meeting
October 28, 2025
Page Two of Six Pages

Appointments/Reappointments/Resignations Cont'd.

Town Councilman Ron Tiscia made a motion, seconded by Town Councilman Remie Ferreira, to appoint Connie Kapralos to the Code Enforcement and Property Committee (no term ending date). This motion was approved unanimously.

Mayor Joe Kilduff stated this position was for a Citizen Member appointment.

Town Councilman Joe Green made a motion, seconded by Town Councilman T.J. Zagurski, to appoint Joseph Carey, Jr., to the WPCA as an Alternate Member with a term ending date of 1/1/2028. This motion was approved unanimously.

Town Councilman Anthony Roveto made a motion, seconded by Town Councilman Joe Green, to appoint Michael Maffia to the Capital Improvements Committee as a Regular Member with a term ending date of 9/1/2026. This motion was approved unanimously.

Mayor Joe Kilduff stated he wanted to thank Michael Maffia for his many years of service on the Police Commission.

Town Councilman Ron Tiscia made a motion, seconded by Town Councilman Anthony Roveto, to reappoint Reggie Powell as a Regular Member to the Police Commission with a term ending date of 1/1/2028. This motion was approved unanimously.

Town Councilman Joe Green made a motion, seconded by Town Councilman Ron Tisica, to reappoint Tim Murawski to the Police Commission as a Regular Member with a term ending date of 1/1/2027. This motion was approved unanimously.

When questioned by Town Councilman Joe Green, Mayor Joe Kilduff stated when a resident fills out a Boards and Commissions application, he will ensure it is filled out in its entirety, i.e. Town philosophy, etc.

To discuss and take action on a proposed Ordinance addressing local options created by Public Act NO. 24-46; an act establishing a property tax exemption for Veterans who have a service-connected permanent and total disability rating

Mayor Joe Kilduff stated this was the same Ordinance that went to a Public Hearing and noted there were some minor modifications which were made by Town Attorney William Hamzy after receiving feedback from the Public to clarify the wording. Mayor Joe Kilduff stated the intention of this Ordinance is to do two things; one, to ensure that the surviving spouse of a Veteran who qualifies for this exemption will continue on with the exemption if the Veteran passes first. Mayor Joe Kilduff stated that currently, the exemption would go away with the passing of the Veteran.

Town Council Special Meeting
October 28, 2025
Page Three of Six Pages

Ordinance Property Tax Exemption for Veterans Cont'd.

Mayor Joe Kilduff stated that personally, he feels the exemption should be passed onto the spouse, noting it is a local option which he feels we should take. Mayor Joe Kilduff stated the second option is it will include up to two acres of land within the exemption and only applies to those 100% permanently and totally disabled with the Service connection.

Town Councilman Remie Ferreira made a motion, seconded by Town Councilman Joe Green, to adopt the proposed Ordinance addressing local options created by Public Act NO. 24-46; an act establishing a property tax exemption for Veterans who have a service-connected permanent and total disability rating, as presented.

Discussion: When questioned by Town Councilman Joe Green, Mayor Joe Kilduff stated that it is difficult to say how many widows/widowers will be affected because we are going through the revaluation. He further stated at first count, it would be approximately \$100,000 that would be coming off.

Vote: This motion was approved unanimously.

To discuss and take action on Homeland Security Grant Resolution and Plymouth MOA for Homeland Security Grant Program FY 2023

Mayor Joe Kilduff stated the Naugatuck Valley Council of Governments (NVCOG) sent this Homeland Security Grant Resolution and Plymouth MOA for Homeland Security Grant Program to the Town, noting it is annual. He further stated the Town can apply for a grant through the NVCOG, but in order to apply the Town has to fill out and pass the Resolution. Mayor Joe Kilduff read the Resolution into the record as follows: Resolved, that the Town of Plymouth may enter into with and deliver to the State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security any and all documents which it deems to be necessary or appropriate; and further resolved, that Joseph T. Kilduff, as Mayor of the Town of Plymouth, is authorized and directed to execute and deliver any and all documents on behalf of the Town of Plymouth, and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents.

Mayor Joe Kilduff stated this will allow the Town to file for the reimbursement and essentially pays for our Emergency Management Director's salary and any expenses associated with it. Mayor Joe Kilduff stated this document is always one year behind, noting the Town never received the 2023 request.

**Town Council Special Meeting
October 28, 2025
Page Four of Six Pages**

Homeland Security Grant Resolution and Plymouth MOA Cont'd.

Town Councilman Joe Green made a motion, seconded by Town Councilman Anthony Roveto, to approve the Homeland Security Grant Resolution and Plymouth MOA for Homeland Security Grant Program FY 2023, as presented.

Discussion: When questioned by Town Councilman Remie Ferreira, Mayor Joe Kilduff stated this Grant Resolution-MOA has nothing to do with Town citizens, noting we have only been asked for information related to what the town was applying for in the reimbursement; a brief discussion followed.

Mayor Joe Kilduff stated this Resolution does not obligate the Town to anything such as an Intermunicipal Agreement.

Vote: This motion was approved unanimously.

To discuss and take action on Tax Abatement Agreements for Premiere Properties, LLC., 128 North Harwinton Avenue, Terryville and Premiere Properties, LLC., Prospect Street School, 12 Prospect Street, Terryville as recommended by the Tax Incentive Committee

Mayor Joe Kilduff stated the Prospect Street School property had been sold in 2018, but the project never got off the ground until this organization purchased the property. Mayor Joe Kilduff stated he did not want to give an abatement until it looked like they were going to move forward. He further stated they are now moving forward very, noting it is very impressive. Mayor Joe Kilduff stated there will be 28 apartments at market-rate and are modeled on what the prior administration had put together. Mayor Joe Kilduff stated the Tax Abatement Agreement was written in such a way that it would only include the school building and they would have to come back for another abatement for the second part of the agreement and briefly elaborated. Mayor Joe Kilduff stated the second part is the field, noting this would give the Town a little more say to ensure that the building is done right. Mayor Joe Kilduff stated that the school building alone is a four million dollar investment and briefly elaborated. Mayor Joe Kilduff stated he does not like tax agreements that are this long but again this Agreement had been approved by the previous administration and Council, and the Town had agreed to it, so he felt we should get the project up and off the ground. Mayor Joe Kilduff stated the Tax Incentive Committee has approved both Agreements.

Mayor Joe Kilduff stated Premiere Properties, LLC., 128 North Harwinton Avenue, Terryville, is a seven million dollar investment, noting the site plan includes seven buildings. He further stated this Agreement states if the buildings are completed within three years, each building will get this structure, noting he has advocated for this five year Agreement whereby the owner will pay 25% for two years, 50% for two years and a final year at 75% and then in year six they will pay the full tax.

**Town Council Special Meeting
October 28, 2025
Page Five of Six Pages**

Tax Abatement Agreement Premiere Properties, 128 North Harwinton Avenue Cont'd.

Mayor Joe Kilduff stated this building lot abuts the Business Park, however technically speaking it is not in the Business Park. Mayor Joe Kilduff stated this building lot was the old Armbruster Farm corner lot and will be a benefit to the Town. Mayor Joe Kilduff stated the entrance to the buildings will be accessible from Swicklas Court, noting there will be no entrance from Preston Road or North Harwinton Avenue.

When questioned by Town Councilman T.J. Zagurski, Mayor Joe Kilduff stated they plan on beginning work in the Spring and will have the buildings up next summer.

When questioned by Town Councilman Remie Ferreira, Mayor Joe Kilduff stated the second phase of the Prospect Street School Project would be the soccer field, which will be 26 market-rate Town house apartments. He further stated the current site plan has not changed, noting if there is a site plan adjustment it will have to go back to Planning and Zoning for approval.

Town Attorney William Hamzy stated the Planning and Zoning Commission required the previous owner to complete the school first and get the Certificate of Occupancy before he could start on the field project.

Town Councilman T.J. Zagurski made a motion, seconded by Town Councilman Ron Tiscia, to Motion to approve the Tax Abatement Agreement for Premiere Properties, LLC., 128 North Harwinton Avenue, Terryville as recommended by the Tax Incentive Committee. This motion was approved unanimously.

Town Councilman Joe Green made a motion, seconded by T.J. Zagurski, to approve the Tax Abatement Agreement for Premiere Properties, LLC, 12 Prospect Street, Terryville, as recommended by the Tax Incentive Committee. This motion was approved unanimously.

To discuss and take action on the annual BRRFOC 2025 Contract Agreement

Mayor Joe Kilduff stated Ken Vallera, Executive Director, BRRFOC, had come to a Council meeting last year with this Contract Agreement, noting it has been updated and is an item that comes before the Council annually. Mayor Joe Kilduff stated the Town of Plymouth has a fantastic locked-in rate for trash and tipping for at least the next decade that other communities don't have. Mayor Joe Kilduff stated this is standard boilerplate and has been updated with the new pricing with increases of 3% per year. Mayor Joe Kilduff stated as Mayor of the Town, he has a seat on the Board of Directors at BRRFOC and has a say.

When questioned by Town Councilman Joe Green, Mayor Joe Kilduff stated were the Town of Plymouth to get trash pickup this Contract Agreement would not inhibit the Town, noting there are other communities that participate and do have trash pickup.

**Town Council Special Meeting
October 28, 2025
Page Six of Six Pages**

To discuss and take action on the annual BRRFOC 2025 Contract Agreement Cont'd.

Town Councilman Joe Green made a motion, seconded by Town Councilman Remie Ferreira, to approve motion to approve the Agreement for the Collection, Management, Transportation and Proper Disposal of Household Hazardous Waste Materials between the Bristol Resource Recovery Facility Operating Committee, and the Bristol Facility Policy Board and MXI Environmental Services LLC, July 1, 2025. This motion was approved unanimously.

Mayor Joe Kilduff stated that he wanted to thank each Town Council Member for serving with him over the past two years and wished everyone up for re-election the best. Noting that Town Councilman Remie Ferreira would not be seeking re-election, Mayor Joe Kilduff stated he hoped to see Town Councilman Remie Ferreira around Town, noting it had been an honor serving with him.

Adjournment

There being no further business of the Plymouth Town Council, Town Councilman Joe Green made a motion, seconded by Town Councilman Remie Ferreira, to adjourn at 6:26 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale
Recording Secretary