

Town of Plymouth
80 Main Street
Terryville, CT 06786
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Planning and Zoning Commission
Tel: (860)585-4043
Fax: (860)585-4015

Minutes

September 25, 2025

Call to Order: Planning and Zoning Commission Chairman George Castle called the September 25, 2025, Planning and Zoning Commission Regular meeting to order at 7:00 p.m., in the Assembly Room, Plymouth Town Hall.

Roll Call: Present were Planning and Zoning Commission Chairman George Castle, Planning and Zoning Commissioner Gary Gallagher, Planning and Zoning Commissioner Michael Gutowski, Planning and Zoning Commissioner Connie Kapralos, Planning and Zoning Commissioner Jim Klaneski (via Zoom) and Planning and Zoning Commissioner Sue Murawski. Also in attendance were Director of Public Works Carl Johnson, Director of Planning and Economic Development Margus Laan and Town Council Liaison Ron Tiscia.

Fire Exit Notification

Planning and Zoning Commission Chairman George Castle noted the Fire Exits for the Planning and Zoning Commissioners and the Public Audience.

Pledge of Allegiance

Planning and Zoning Commission Chairman George Castle led the Planning and Zoning Commissioners and the Public Audience in the Pledge of Allegiance.

Planning and Zoning Commission Chairman George Castle requested a Moment of Silence in honor of Charlie Kirk who was assassinated yesterday.

Public Hearing:

Application of Cooks Common Realty Corp. for Special Permit / Site Plan for Phase 2 Expansion of Evergreen & Rosewood Multi-Family Complex, 30 Dwelling Units in 3 Buildings, at 42 South Street / Assessor Parcel Number 043-061-029 per Zoning Regulation Section 6.D., Garden Apartments or Condominiums; engineer: Juliano Associates, LLC; architectural drawings by Merrell Associates

PUBLIC HEARING: None Scheduled for Presentation & Discussion

Continued from July 24, 2025 - Update only, no project discussion: Application of Yvette Wylie, property owner, for Special Permit / Site Plan to construct Accessory Building at 3 Lynn Avenue / Assessor Parcel Number 033-024-003 per Section 4.A.3.iii.; review pending with Inland Wetlands & Conservation Commission; variances obtained from Zoning Board of Appeals on August 26, 2025

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Public Hearing Update Only Yvette Wylie Cont'd.

Margus Laan stated this Application was in the 100-foot wetland review area and it needed variances because it exceeded both the building and eventually the site coverage. He further stated it they were to put in a driveway, then they would exceed the site coverage so he had them approve it with a driveway so everything would be set for the future.

Regular Meeting: Public Comment; new and returning business; deliberation and decision on new and returning business; Other Business, Announcements and Commission and Staff Discussion

Public Comment: Requested limit of no more than 3 minutes in duration. Note: public comment is for non-agenda topics; for agenda related items, comments need to be made during the discussion when agenda item is heard for inclusion in the proposal record

Stanley Klaneski, 20 Prospect Street, Terryville, stated that he has been looking over the Zoning regulations and questioned if the Prospect Street School Project was in compliance with Zoning laws and read excerpts from Section One, Conversion of Historic Dwellings, page 84. He further stated he had checked with the Zoning Board of Appeals to see if a variance was granted to the Contractor and came up empty handed.

Referring to page 62 of the Zoning Regulations, Stanley Klaneski questioned the size and location of the dwellings in the basement area. Stanley Klaneski stated when the Contractor was removing material from the building Margus Laan told him they were taking out furniture. He further stated that Carl Johnson stated he wouldn't go on the property because it was private property. Stanley Klaneski stated the Building Inspector can go on a property at any time without notice.

Stanley Klaneski stated that he had sent in a request for the lights at the Dollar General to be tilted so they are not obstructing the view of traffic coming from 72 and nothing has been done.

Planning and Zoning Commissioner Connie Kapralos stated the Manager of the Dollar General is non-compliant.

Planning and Zoning Commission Chairman George Castle stated a letter was sent to Dollar General from the Zoning Enforcement Officer.

Planning and Zoning Commission Chairman George Castle stated that the Town is in the process of filling the Zoning Enforcement Officer vacancy.

Planning and Zoning Commissioner Gary Gallagher stated he was in agreement with Stanley Klaneski regarding the electrical box meters.

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Public Comment Cont'd.

Margus Laan stated he thought the electrical boxes were temporary noting he would go through the plan to see what he can find; a brief discussion followed.

Update on proposed Public Hearing scheduled for October 23, 2025, for the purpose of enacting a Moratorium on Solar Facilities, for purpose of changing the permitting of ground mounted solar field installations in the Town of Plymouth

Margus Laan stated he reviewed this issue with the Mayor and that the Mayor had approved it. He further stated the moratorium cannot go into effect for 15 days after publication and briefly elaborated. Margus Laan stated should the Planning and Zoning Commission adopt this moratorium they would also set the start and end date. He further stated that he would provide calendars with recommendations for the purpose of running legal notices.

Planning and Zoning Commission Chairman George Castle stated if someone were to come in with a ground mounted solar field installation proposal the Commission would deny it without prejudice; a brief discussion followed.

Margus Laan stated he also included the idea of researching fire protection, noting it would be relevant to all solar panels, i.e., residential roofs, etc.

George Castle requested the Planning and Zoning Commissioners review the information from Margus Laan and make comments for the next meeting. He further stated there will be a Public Hearing for this issue on October 23, 2025.

Margus Laan stated he will be sending out letters to the six surrounding municipality Town Clerks, the Commissioner of Public Health, and the Connecticut and Bristol Water companies for notification on aquifers.

When questioned by Planning and Zoning Commissioner Connie Kapralos and referring to the State Siting Counsel, Margus Laan stated he would find out if the State Law trumps Municipal law, noting this would regulate Town projects that the Town has jurisdiction over.

Preview to Coming Agenda Item – Adoption of Aquifer Protection Area Map & Development of New Regulations

Margus Laan noted the State has aquifer regulations, and the Town needs to have its own regulations. He further stated the outline points out there will be an Aquifer Board which is independent of the Planning and Zoning Commission however it can have the same Members. Margus Laan stated the Board will need to adopt specific regulations specified by DEEP and their recommendation is to follow their procedure.

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Adoption of Aquifer Protection Area Map & Development of New Regulations Cont'd.

Margus Laan stated that the first thing the Board will need to do will be to adopt the Aquifer Map as shown by DEEP, noting the Town's is in the northeast corner of Plymouth. He further stated the Town has GIS and overlay that shows what properties are in the overlay. Margus Laan stated that he already recorded and looked up every lot in the aquifer area and from that he figured out what parcels/areas are commercial. He further noted this will address the State's concerns and briefly elaborated. Margus Laan stated the Zoning regulations will have to establish protection for the enterprises that will follow when they are located in the aquifer area. He further stated some of the Town's buildings in the aquifer are the WPCA Garage, a portion of the Harry S. Fisher School, and the Schultz District. Margus Laan stated that he will draft up a motion for the Planning and Zoning Commission, noting he added this item to this evening's agenda so the Commission could see what they would be working on if they choose to.

George Castle stated he would like the Commission to consider spearheading this project, and noted that he would like to be a Member of this Board.

When questioned by Planning and Zoning Commissioner Sue Murawski, Margus Laan stated this is about what uses are allowed in the area and making sure the list of available options are consistent and work well with water protection, so this would not concern the Inland-Wetlands Commission. Margus Laan stated the Planning and Zoning Commission will need to establish the agency and then they can determine how many members will go for training and who will be chosen.

Margus Laan stated he will get more information about aquifers, what the State regulations are and what they are recommending for the Board's creation. Margus Laan stated he will also get copies of what other towns have done to date, including the City of Bristol, as well.

Other items as may properly come before the Planning & Zoning Commission

No report.

Adjournment

There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Jim Klaneski made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to adjourn at 7:31 p.m. This motion was approved unanimously.

Respectfully Submitted,
Patricia A. Hale, Recording Secretary

