

Town of Plymouth
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TOWN CLERK

Planning and Zoning Commission

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Minutes

October 23, 2025

Call to Order: Planning and Zoning Commission Chairman George Castle called the October 23, 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 Michael Gutowski, Planning and Zoning Commissioner Connie Kapralos, Planning, Zoning Commissioner Jim Klaneski and Planning and Zoning Commissioner Sue Murawski. Also in attendance were Director of Public Works Carl Johnson, Mayor Joe Kilduff, and Director of Planning and Economic Development Margus Laan.

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.

Public Hearing:

To amend Article 4 to create new Section L for the Enactment of a Moratorium on Applications for Large Scale Solar Electric Generation Facilities in all Zoning Districts of the Town of Plymouth; time period - maximum duration of approximately 1 Year, from November 2025 to November 2026, dates to be set by the Planning & Zoning Commission; purpose of the Moratorium is to study and develop new regulations on Large Scale, Ground Mounted Solar Panel Facilities under Section 6.Z Solar Electric Energy Systems and in Section 4.B Table of General Use Regulations

Mayor Joe Kilduff stated he had previously sent a letter to the Planning and Zoning Commission requesting the Moratorium. He further stated this is a necessary step for the Town, noting he felt a pause should be placed on the Large Scale Solar Farms which would allow the Commission to go through the Zoning Regulations. Mayor Joe Kilduff stated it would also provide time for the Planning and Zoning Commissioners to meet with some of the Town's Emergency personnel who have stated they have concerns. Mayor Joe Kilduff stated the safety aspect is important. Mayor Joe Kilduff stated that he is not necessarily against solar fields, but the Town needs to make sure the regulations fit the Town of Plymouth.

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Enactment of a Moratorium on Applications for Large Scale Solar Facilities Cont'd.

Melanie Church, 328 Main Street, Terryville, stated most of the Town is wetlands and noting the problems with the solar field on Preston Road will also come up again; requested the Town stay quaint and now allow any solar fields.

Gary DeFilippo, 278 Preston Road, Terryville, noted what Mayor Kilduff stated was exactly true. He further stated that he knows from watching the past meetings that the Planning and Zoning Commissioners will do their research and do what is best for the Town.

Planning and Zoning Commission Chairman George Castle stated that the Moratorium is not to keep people away from solar panels, however in the best interest of the Community the Commission has to ensure they are being done correctly and briefly elaborated. Planning and Zoning Commission Chairman George Castle stated the Town doesn't want to end up like the Town of Granby who after 20 years still have their solar field sitting vacant like a graveyard. Planning and Zoning Commission Chairman George Castle stated the Commission welcomes the advice and comments from the Community as well.

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; original Hearing on July 24, 2025; must close public hearing period by October 31, 2025 - full extension granted

Margus Laan stated Yvette Wylie had hit all the hurdles in Land Use approvals, noting she had gone to the Zoning Board of Appeals, as well as the Inland-Wetlands Commission. He further stated she is present this evening to present her revised proposal and ask Planning and Zoning Commission to make a decision. Margus Laan stated when she had come to the Planning and Zoning Commission in July 2025, she had proposed to have the barn parallel to the back of the lot, noting that it has been flipped so it is on the side and runs lengthwise along the side. He further stated because they received that they didn't need as big a rear setback she went to Zoning Board of Appeals and received a footprint variance for site coverage in case she wants a driveway.

Margus Laan stated last week Inland-Wetlands approved the Site Plan with the stipulation that she would get Dave Elder's (Acting Inland-Wetlands Agent) approval and so they are ready for approval from the Planning and Zoning Commission.

When questioned by Planning and Zoning Commissioner Connie Kapralos, Margus Laan explained the side yard requirements.

Planning and Zoning Commissioner Gary Gallagher made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to close the Public Hearing. This motion was approved unanimously.

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Review, deliberate and motion & vote to approve, to amend or to reject the minutes of October 9, 2025 Meeting

Sue Murawski made a motion, seconded by Connie Kapralos, to approve the minutes of the October 9, 2025, meeting. This motion was approved unanimously.

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.

Deliberation & Decision on Public Hearing Applications

Large Scale Solar Electric Generation Facility Moratorium – amend Zoning Regulations to create Section 4.L. for the Enactment of proposed Moratorium

Planning and Zoning Commissioner Jim Klaneski made a motion, seconded by Planning and Zoning Commissioner Michael Gutowski, to amend Article 4 of the Zoning Regulations to create a new Section L for the enactment of a Moratorium on applications for large scale solar electric Generation Facilities in all zoning districts for the Town of Plymouth from the time period of November 15, 2025 to November 15, 2026. This motion was approved unanimously.

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

Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commissioner Michael Gutowski, to approve the special permit for the Accessory Building at 3 Lynne Avenue. This motion was approved unanimously.

Deliberation & Decision on Site Plan Applications of Daniel Nemeth, LanKolga LLC , to construct Industrial Buildings, with associated site improvements, at 20 two locations on east side of Container Drive, Plymouth Business Park:

20 Container Drive / Assessor Parcel Number 020-018-003-2; 26 Container Drive / Assessor Parcel Number 020-018-003-23

Margus Laan stated this is a modification of the approval that was granted in February 2024, noting the building is smaller and it is set in a different way on the property. He further stated he had previously sent the Commissioners a summary which showed the differences including the long driveway with Lot 22 is in front of it. Margus Laan stated the plans for Lot 23 do not show the exit from lot 22, and distributed copies of the plans for Lots 22 and 23.

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Container Drive Cont'd.

When questioned by Margus Laan, Carl Johnson stated he no longer had drainage concerns regarding Lot 23.

Margus Lann stated the landscaping and lighting plan were missing, noting the landscaping proposal was not complicated and the lighting was relatively simple. He further stated a copy of the plan that was approved for 2024 had been included in the Commissioner packets. Margus Laan stated if this is the final plan then it should show on Lot 23 how Lot 22 is going to be using the driveway.

It was noted that the Town owns Lot 22 and David Dillon, Builder, owns Lot 23

When questioned by Planning and Zoning Commissioner Jim Klaneski, Margus Laan stated he can go in and out of Lot 22 without using the rear exit.

Robert Green stated this issue is unique because there are two parcels, one owned by the Town and one by another entity. Robert Green stated that his client is going to purchase both lots but at different times and his intent is to build Lot 23 (the back lot) first so there is no need to show the driveway at this time. He further stated that when he does build Lot 22 they will draw an easement map to allow ingress/egress from the front lot through the rear lot's driveway to improve circulation making it an easier and smoother movement; a brief discussion followed.

Joe Rodrigo, Project Manager, LanKolga, stated the short answer is they are ready to close on both properties if everything goes right at tonight's meeting. He further stated that he will notify his Attorney tomorrow to get everything going and it will all be done within the next five to six days. Joe Rodrigo stated they will own both properties, and then Robert Green will be given access to do the modification for Lot 22; the easement will be done, and the Attorney will write it up for the Town.

When questioned by Margus Laan if the Public Works Director had any issue with the erosion control, Planning and Zoning Commissioner Michael Gutowski stated it was shown on the drawing.

Robert Green stated they have an Erosion and Sediment Plan on the Site Plan.

When questioned by Planning and Zoning Commissioner Connie Kapralos, Margus Laan stated economic development commands that the lot be sold with the understanding that it will be developed in a specific way and the lot cannot be purchased without an approval in place; and briefly elaborated.

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Container Drive Cont'd.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Joe Rodrigo stated LanKolga is a nuclear shielding company for medical and military applications.

Margus Laan stated the two properties will be a branch, noting that Lot 23 will be for precision manufacturing for aerospace products and the and Lot 22 will be for the packaging of those precision parts.

When questioned by Jim Klaneski, Joe Rodrigo stated there will be no radiative material on site, noting their waste product is metal shavings and packing materials.

When questioned by Planning and Zoning Commissioner Connie Kapralos, Joe Rodrigo stated they will start with five or six employees, noting they want to double plus the manufacturing piece. Currently located is located in Beacon Falls 27,000 square foot facility and anyone interested can tour the plant

Planning and Zoning Commissioner Michael Gutowski made a motion, seconded by Planning and Zoning Commissioner Gary Gallagher, to accept the two Site Plans as presented, noting Lot 23 will need to be modified per the proposal of Lot 22, once it is implemented. This motion was approved unanimously.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Joe Rodrigo stated he hopes to be operational by July 1, 2026.

Site Plan Application of Peter Maddox, Richards Corporation, to expand Office Building at 72 North Harwinton Avenue/Assessor Parcel Number 020-018-001-1; property owner: Doyle Equities LTD LLC

Presentation & Discussion

Peter Maddox, Richards Corporation, stated this Site Plan was approved by the Planning and Zoning Commission in 2019 but they never moved forward with construction. He further stated that since that time they have made a couple of architectural changes to the offices inside.

Margus in short this is a Site Plan modification with the change being it will now have a second story. He further stated there is also a staircase addition.

Peter Maddox stated there is an expanded footprint of the building which will square the building up.

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Site Plan Application Richards Corporation Cont'd.

When questioned by Carl Johnson, Peter Maddox stated there is a full egress shown on the Architectural Plan.

When questioned by Margus Laan, Peter Maddox stated the lack of handicap access to the upstairs will not violate building code because there is nothing being offered upstairs that isn't already being offered downstairs, including a conference room and a bathroom.

Margus Laan stated there are 15 parking spaces, same as the first plan, and they also have an adjoining lot, which is their corporate office.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Peter Maddox stated they are ready to begin the project.

Margus Laan stated the Torrington Area Health District has approved the septic plans.

Peter Maddox stated they will be eliminating the current septic system and installing a new one, noting it will not be Town septic.

Robert Green stated the septic system will be the same size, noting they are just moving it to a different location.

Deliberation & Decision

Planning and Zoning Commissioner Gary Gallagher made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to approve the revised Richard's Corporation Site Plan Application, as presented. This motion was approved unanimously.

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

When questioned by Planning and Zoning Commissioner Gary Gallagher, Margus Laan stated that currently the Planning and Zoning office has two former Staff Members who are acting as the Inland-Wetlands Agent and are also handling the Zoning reviews.

Carl Johnson stated both Staff Members are also certified for Wetlands and Zoning.

Planning and Zoning Commissioner Gary Gallagher stated in order to get someone good the person should be full time.

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Other Items Cont'd.

Margus Laan stated the Town has a new Sanitarian from the Torrington Health Department, noting he has a new Sanitarian and has taken the place of Kelly who has been reassigned to a different town.

Adjournment

There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commissioner Jim Klaneski, to adjourn at 7:57 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale
Recording Secretary