

**Town of Plymouth**  
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**Economic Development Commission**  
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Meeting Minutes  
Economic Development Commission  
June 10, 2026 - 6:30 P.M.

Plymouth Town Hall  
80 Main St., Terryville, CT  
Mayor's Conference Room

PLYMOUTH, CT  
TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD  
2026 JUN 11 PM 4:17  
*Steph. Kuczenski*  
TOWN CLERK

**1. Call to Order**

The meeting was called to order by Chairman Jordan Kuczenski at approximately 6:36 PM.

**2. Roll Call**

Members in attendance included: Chairman Jordan Kuczenski, Vice Chairman Jeff Scott, Matthew Gualtieri, Bob Green, Margus Laan-Director of Planning and Economic Development, Vance Taylor-Staff Consultant. A quorum was established.

**3. Fire Exit Notification**

Attendees were asked to acknowledge the fire exit in the room.

**4. Pledge of Allegiance**

Chairman Jordan Kuczenski Laan led the Pledge of Allegiance.

**5. Public Comment**

No members of the public were present. No public comment was received.

**6. Approval of minutes from May 13, 2026**

The meeting minutes from May 13, 2026 were presented for approval. All members voted in favor.

Vice Chairman Jeff Scott made a motion to approve the minutes from May 13, 2026, the motion was seconded by Matthew Gualtieri. The motion carried by unanimous vote.

**7. Old Business**

**a. Manufacturers' Networking Event – Casanova Distributors**

The Commission continued planning for a manufacturers' networking event to be hosted at Casanova Distributors. A proposed date in June had conflicted with the host's schedule, and the group agreed that a July date would be appropriate. The preferred format was a late-afternoon weekday event, running approximately 3:30 to 6:00 PM, incorporating a brief presentation followed by informal networking with light refreshments — modeled after a similar prior event held at Mulligans.

Staff Consultant Vance Taylor suggested the mobile pub that participated in the first event could be invited to return. Chairman Jordan Kuczenski noted he had a scheduled meeting the following day with Jessica Laverro of AdvanceCT and indicated he would confirm a July date with her at that time. It was agreed that Ms. Laverro would be invited to present on available state economic development programs, as she had done at a previous event. Staff Consultant Taylor provided context on AdvanceCT's role as the state's primary economic development resource, noting its ability to connect businesses with relevant state agencies and programs including the Connecticut Center for Advanced Technology and the Connecticut Small Business Development Center.

**b. EDC Ambassadors & Manufacturers' Directory**

The Commission acknowledged that progress on compiling a manufacturers' directory had been slow. Commissioner Matthew Gaultieri suggested using an online sign-up form that could automatically populate a shared spreadsheet, which the group agreed would be an efficient solution. It was further suggested that a shared Google Drive folder be created so all members could collaboratively add contacts. Staff Consultant Taylor noted he would share his existing list of company names and contact information to seed the directory. The ambassadorship program was discussed as a means for individual commissioners to take ownership of outreach to specific businesses, particularly those with whom they have existing relationships, both within the industrial park and at other locations in town such as Plymouth Center and South Main Street. Commissioner Gaultieri also volunteered to create a digital event flyer once a date for the networking event was confirmed.

**c. Mayfair Signage & Real Estate Committee**

Staff Consultant Taylor reported that following last month's meeting, he had met with the Real Estate Committee — consisting of Danny Gentile, Joe Green, and Janet Laverro — who approved moving forward with a property sign for the Mayfair parcel. The sign would display the acreage, a site map, and indicate the property as available for sale or lease. Taylor noted he intended to verify with Town Attorney Bill Hamzy whether the town has the legal authority to enter into a lease arrangement. He explained the strategic rationale: securing a long-term lease with a national tenant prior to sale could substantially increase the property's market value — potentially from a few hundred thousand dollars to over one million — citing a comparable example from Bristol. Vice Chairman Jeff Scott requested that Taylor gather examples of other municipalities that have successfully employed this approach. Taylor indicated he would reach out to his regional economic development network, including contacts in Bristol, Plainville, and Southington, for relevant examples.

**d. "Made in Plymouth"**

Staff Consultant Taylor reported that he had been in contact with the Plymouth Public Library regarding a potential display of locally manufactured products as part of a "Made in Plymouth" initiative. He noted that the library had expressed willingness to host such a display. The Commission agreed that developing the manufacturers' directory was a prerequisite, as it would identify which local businesses and artisans could participate. Taylor also briefly introduced a

newly discovered local business — RYB Café, operated by Alex Datzuk and located in the former Grange Hall at Plymouth Center — which functions as a coffee house, recording studio, artist studio space, and retail gallery featuring locally made goods including cosmetics and jewelry. Taylor expressed interest in the Commission visiting the establishment and suggested he would coordinate a date.

## **8. New Business**

### **a. Report of Economic Development Consultant – Vance Taylor**

Staff Consultant Taylor presented an updated list of commercial and industrial properties currently for sale and for lease in Plymouth and Terryville, noting that this month's report also included properties that had sold within the last six months. Notable recent sales included the property acquired by a Dunkin' Donuts franchise operator (identified in prior months), and Jay's Motel, which sold for \$1,000,000. Taylor noted he had reached out to the owner of the Lake Plymouth Inn to offer assistance but had not yet received a response.

With respect to active listings, Taylor noted that 33 South Main Street — the five-story mill building owned by Bill Allread — had been under a potential purchase agreement, but the Mayor had recently indicated that deal may have fallen through, potentially reopening the door to other development opportunities. The Riverside/Gedney property redevelopment was confirmed as still moving forward, albeit slowly.

Regarding lots 22 and 23 in the industrial park, Vance Taylor reported that the owners had indicated interest in selling one or both lots. He also noted that arrangements had been made with Mark Lewandowski of Thompson Site Works to deliver fill from a nearby project to bring the lots up to grade, which would make the sites more development-ready regardless of who ultimately builds on them.

### **b. Report of the Director of Planning & Economic Development – Margus Laan**

**Yankee Gas Extension** Director Laan reported that Staff Consultant Taylor had spoken with Melissa Fuller, the senior regional representative for Yankee Gas, regarding the possible extension of natural gas service to currently unserved portions of the industrial park — specifically the remaining length of NAPCO Drive and Allread Drive. Ms. Fuller indicated that Yankee Gas would consider an extension provided there was sufficient demonstrated customer demand. The Commission discussed circulating a survey form to businesses in the park asking whether they would utilize natural gas service and what their anticipated load would be. It was noted that converting from propane to natural gas is relatively straightforward, requiring only a nozzle swap, and that several businesses such as Schleich would likely be interested.

**Inland Fuel Rail Track Expansion** Director Laan provided an update on a pending Planning and Zoning application from Inland Fuel to expand their on-site rail track capacity. The project involves reconfiguring existing track to allow a branching layout, enabling the company to store and maneuver rail tanker cars within their own facility rather than relying on the main rail line for storage. This would address supply reliability issues experienced during the prior winter when

the company nearly ran out of product. Commissioner Bob Green, whose firm prepared the drawings for the project, noted that the facility and new track are depressed relative to South Main Street, reducing visual impact, and that updated landscaping and screening are planned along the street frontage. The fire marshal and fire chief both provided positive assessments. The application was scheduled for its second Planning and Zoning discussion the following evening.

**Bus Terminal Determination — OZ Gedney Property** Director Laan reported that the Planning and Zoning Commission had issued a formal determination on March 14th that a bus terminal use is permissible on the OZ Gedney property, drawing an analogy to the truck terminal use already permitted in that zone. While a site plan and special permit application would still be required, this determination clears a significant procedural hurdle for any prospective operator. The relevant party had been informed of this determination.

**Naugatuck Valley Regional Economic Development Strategy** Director Laan reported that the regional economic development strategy prepared by the Naugatuck Valley Council of Governments — encompassing 16 municipalities including Plymouth — had been approved, with public comments due the following day. This framework document is intended to qualify the region for Federal Economic Development Administration (EDA) funding.

**Plan of Conservation and Development / Industrial Zoning Discussion** Director Laan reported on a recent meeting with Craig Stevenson of the Naugatuck Valley Council of Governments to discuss expanding Plymouth's capacity to accommodate industrial and business uses. It was noted that the industrial park is effectively built out under current regulations, and that the regulations — which cap building footprint at 33% and overall coverage at 65% — may be arbitrarily restrictive. Options discussed included potentially increasing allowable coverage and identifying new areas in town for light industrial or mixed commercial-industrial uses, particularly along the Seymour-Scott Road corridor to Burr Road.

**c. Recommendation to P&Z Regarding Text Amendment for C-1 Zone – Margus**

Director Laan presented a proposal to amend the C-1 zone regulations to allow self-storage facilities as a permitted use by special permit, limited to a specific geographic area of town — the C-1 corridor between Burr Road and Seymour-Scott Road. The proposed amendment would include meaningful restrictions: a minimum lot size of five acres, a requirement that the facility be located on a rear lot (not fronting Route 6 directly), and a prohibition on outdoor storage of vehicles, boats, and recreational equipment. Director Laan emphasized that the formal amendment had not yet been submitted and that the Commission was being briefed in preparation for when an official petition is filed, at which point the EDC would be asked to provide a formal recommendation to the Planning and Zoning Commission.

Vice Chairman Scott disclosed that he owns a nine-and-a-half-acre rear parcel behind Dollar General that is the subject of this potential application, and indicated he would abstain from any formal vote on the matter. The Commission discussed the merits of the proposal, with general acknowledgment that the proposed restrictions would prevent the type of visually undesirable

development seen along commercial corridors in other communities, while providing a viable use for an otherwise difficult-to-develop parcel.

**d. CT Main Street – Annual Assessment**

Staff Consultant Taylor noted that the annual assessment with the Connecticut Main Street Organization — of which Plymouth is a member — was upcoming. The assessment involves an in-person interview of approximately one to two hours focused on the strengths and weaknesses of the downtown. Vice Chairman Scott indicated his willingness to participate again. Taylor invited any other commissioners interested in participating to inform him.

**e. EDA Grants**

Staff Consultant Taylor reported that Craig Stevenson of the Naugatuck Valley Council of Governments had suggested the town apply for an EDA economic development planning grant. Such a grant would fund a systematic survey of available sites and development opportunities in Plymouth, producing a prioritized project list that could then serve as the basis for subsequent EDA capital grants. Taylor noted this approach mirrors the process used by the Community Investment Fund for the downtown Terryville development study. The Commission agreed that inviting Craig Stevenson to present at the July meeting — potentially alongside the SLR consultant presenting the downtown development plan — would be a productive next step, and directed Taylor to extend that invitation.

**Geddes Property / Potential Food Manufacturer** Chairman Kuczenski reported on a significant development involving the Geddes property on the corner of North Harwinton Avenue. The property, previously approved for seven condominium-style industrial buildings, is now the subject of negotiations with a food manufacturer — a growing yogurt company currently operating out of a leased facility in Ansonia — who is interested in purchasing the entire parcel and constructing a purpose-built facility. The proposed first phase would be approximately 35,000 square feet, with a build-out potential of up to 90,000 square feet. Equipment investment was estimated at \$6 to \$8 million for the initial phase, growing to \$30 million at full build-out. The company is currently generating \$5 million in annual revenue and has been doubling revenue year-over-year.

Ryan Geddes is prepared to sell the entire parcel and act as general contractor for the custom build. The prospective tenant's father was expected to visit the site the following week. The Commission discussed next steps to support the project, including connecting the company with the Enterprise Zone tax abatement program through DECD contact Susan Chen, and informing them of the Manufacturing Voucher Program (MVP). Staff Consultant Taylor also noted the town's relationship with DECD Deputy Commissioner Matt Pelletier as a potential resource to provide additional support and signal the town's commitment to retaining the company in Connecticut. The Commission agreed that the Mayor's involvement and a visit to the company's current Ansonia facility would be valuable in demonstrating the town's interest. At the request of Staff Consultant Taylor, the minutes will refer to this company only as "a food manufacturer considering the Geddes property," as the matter is not yet public.

**Tishon Property** Commissioner Rob Wilcox reported that, at the direction of Mayor Sekorski, he had visited the Tishon property owners independently. The owners — a mother and her son — expressed no interest whatsoever in selling the property. The son indicated he had been approached repeatedly by Richards Corporation to the point of considering a protective order. The Commission expressed disappointment, noting that another company had expressed interest in acquiring the site for a high-end CNC machining facility of approximately 60,000 square feet.

**SLR / Community Investment Fund Downtown Development Plan** Staff Consultant Taylor confirmed that Jason Williams, the project manager from SLR Consulting, had agreed to present via Zoom at the Commission's July 8th meeting to provide an update on the downtown Terryville development plan being advanced through the Community Investment Fund.

#### **9. Comments from Commissioners**

No formal additional comments were recorded beyond discussion items already addressed during the meeting.

#### **10. Adjournment**

Vice Chairman Jeff Scott made a motion to adjourn which was made seconded by Matthew Gualtieri. The motion carried unanimously.

The meeting was adjourned.