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TOWN CLERK

Planning and Zoning Commission

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Minutes

June 11, 2026

Call to Order: Planning and Zoning Commission Chairman George Castle called the June 11, 2026, 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/Member George Castle, Planning and Zoning Commission Member Gary Gallagher, Planning and Zoning Commissioner Michael Gutowski, Planning and Zoning Commission Alternate Voting Member Connie Kapralos, Zoning Commission Member Jim Klaneski and Planning and Zoning Commissioner Sue Murawski. Also in attendance were Director of Planning and Economic Development Margus Laan, Town Councilwoman Sue Boilard, and Town Council Liaison Ron Tiscia.

Fire Exit Notification

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

Pledge of Allegiance

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

Public Hearing on Thursday, June 11, 2026, Regular Meeting, to hear the Special Permit / Site Plan Application of Enver Gjonbalaj for Motor Vehicle Related Enterprise per Sections 1.F.3. & 4.B. for Uses in I-1 Industrial District, for property located at 130 South Riverside Avenue/Assessor Lot No. 051-089-012; property owner: Skytop Enterprises LLC

Margus Laan requested that Enver Gjonbalaj provide the Planning and Zoning Commissioners with a complete explanation on what his enterprise is about. Margus Laan stated the Town's Zoning regulations don't specifically speak about motor vehicle repairs, noting the area has three motor vehicle facilities in the zone, so this business is consistent with having motor vehicle use in the building. Margus Laan stated he would like Enver Gjonbalaj to also explain what else is in the building and what bays he plans on taking over and what he is proposing to do with his enterprise.

Margus Laan outlined what he had provided in the Commissioner's packets to assist them with this proposal, noting that the Industrial 1 District allows automotive sales but does not address motor vehicle repairs and briefly elaborated.

Public Hearing-Site Plan Application, 130 South Riverside Avenue, Cont'd.

Enver Gjonbalaj stated that he owns two companies in Waterbury, CT, and would like to open a third company in Terryville. He further stated that he would like to open a used tire shop with two bays for the current time and briefly reviewed his past employment, noting it was clean with no history problems/issues with the automotive business or the State of CT Department of Motor Vehicles.

When questioned by George Castle, Enver Gjonbalaj stated that his business would be open Monday through Friday, from 9:00 a.m. to 5:00 p.m., and on Saturdays from 10:00 a.m. to 3:00 p.m.

When questioned by Margus Laan, Enver Gjonbalaj stated that he will have two flatbed trucks, as well as a wrecker truck.

When questioned by Jim Klaneski, Enver Gjonbalaj stated that his business will be located at the end of the building next to the street which formerly housed American Septic.

Margus Laan stated that he had included a close up view of the elevation and site in the Commissioner's packets.

When questioned by Jim Klaneski, Enver Gjonbalaj stated the towing vehicle is for towing vehicles that have flat tires, noting the customer would have to request it. He further stated all the tires, including the old tires, would be stored inside the building.

When questioned by Gary Gallagher, Enver Gjonbalaj stated he will continue to keep and run his two businesses in Waterbury.

Margus Laan stated that there are multiple tenants in the building

Enver Gjonbalaj stated his landlord, Skytop, had told him someone in the building would be moving out if he needed more room.

When questioned by Gary Gallagher, Enver Gjonbalaj stated Skytop has a towing company in Bristol, CT.

Margus Laan stated the Terryville operations will be the same operation that Enver Gjonbalaj has in Waterbury, CT.

When questioned by Gary Gallagher if this is the lot where firewood was processed, Jim Klaneski stated it was not, noting that operation is located on the other side of the road.

Public Hearing-Site Plan Application, 130 South Riverside Avenue, Cont'd.

When questioned by Sue Murawski if there would be a retail store at this location, Enver Gjonbalaj stated people would come to the office and request tires and they would tell the person the price(s).

When questioned by Town Council Liaison Ron Tiscia, Enver Gjonbalaj stated his business will not be doing alignments.

When questioned by Connie Kapralos, Enver Gjonbalaj stated his business does not require alignments.

When questioned by Jim Klaneski, Margus Laan stated addresses numbers 153, 154 and 163 are all doing automotive repairs and he had included a picture in the Commissioner's packets.

When questioned by Connie Kapralos as to what the space was between the building and the property line, Margus Laan stated it was the distance of the property boundary between the bridge and the building. He further stated Enver Gjonbalaj's business would be located in the building marked 102 on the map.

When questioned by Connie Kapralos, Jim Klaneski stated Enver Gjonbalaj's door is facing Route 72 on the backside of the property.

When questioned by Gary Gallagher, Enver Gjonbalaj stated the building is currently empty.

When questioned by Connie Kapralos, Enver Gjonbalaj stated he would be putting in two lifts.

It was noted by George Castle there was no comment from the public on this agenda item.

Michael Gutowski made a motion, seconded by Sue Murawski, to close the Public Hearing. This motion was approved unanimously.

Public Comment for Non-Agenda Topics: Requested time limit of 3 minutes. Note: Comments on Agenda listed items need to be made during item's agenda slot for inclusion in item's record

Melanie Church, 328 Main Street, Terryville, requested an update on the solar panels.

George Castle stated the Solar issue is on the agenda.

When questioned by Ryan Geddes as to why the text amendment that was to be discussed for a possible Public Hearing at this evening's Planning and Zoning Commission meeting wasn't on the agenda.

Public Comment Non-Agenda Items Cont'd.

Margus Laan stated Ryan Geddes' request was not officially in the system as yet, so it was not on the agenda. He further stated it would be on the June 25, 2026, Planning and Zoning Commission agenda.

Review, deliberate and motion and vote to approve, to amend or to reject the minutes of Regular Meeting of May 28, 2026

Connie Kapralos made a motion, seconded by Jim Klaneski, to approve and accept the Planning and Zoning May 28, 2026, Regular minutes as presented. Vote: George Castle/yes; Gary Gallagher/yes; Michael Gutowski/abstained, Jim Klaneski/yes; Sue Murawski/yes. Motion passed 4:1 (four in favor/one abstention.)

Continued from May 28, 2026: Site Plan Application for Rail Track Renovation and Expansion, involves Demolition, at 370 South Main Street/Assessor Parcel Number 069-107-16A-1; property owner/applicant: Inland Intermodal, LLC, representative Jeremy Legendre, Regional Manager; Engineer: Robert Green Associates, LLC

Jeremy Legendre, Regional Manager, Inland Fuels, stated that he had previously made several presentations regarding his Site Plan Application and was present this evening to answer any questions from Town Department Heads.

Margus Laan stated the Planning and Zoning Commissioners had received copies of the letters from the Police Chief, the Fire Chief, the Assistant Fire Marshal (who was in attendance this evening).

Jeremy Legendre distributed copies of the letter that he received from Joe Sopczneski, Public Works Director, which was written on June 10, 2026.

Margus Laan read the correspondence from the Police Chief, the Fire Chief, the Fire Marshal and the Public Works Director out loud for the Public Audience and the Planning and Zoning Commissioners, as well as Robert Green's response to the Public Works Director's letter.

Charles Doback, Assistant Fire Marshal, elaborated on his letter at length.

Robert Green stated he had spoken to Public Works Director Joe Sopczneski, noting that he concurred with all the items including the planting schedule and the number of plantings that were listed.

When questioned by Gary Gallagher, Jeremy Legendre stated that currently the broken fence is not encompassed in the parameter of the facility.

Site Plan Application, 370 South Main Street, Inland Fuels Cont'd.

Jeremy Legendre further stated at the end of the expansion it will be and there will be all new parameter fencing at the road. He further stated it will be a six foot chain link fence with three strand barbed wire to match the existing fence.

When questioned by Connie Kapralos if Inland Fuels would be filling six to eight cars once the trace was completed, Jeremy Legendre stated Inland Fuels actually offloads up to eight cars at one time, noting this has been done since 2015 and briefly elaborated.

Margus Laan stated there are two transfers taking place; one transfer is to make sure the large trucks are full of propane and the second is that once they are full, the propane is distributed to trucks that will bring it to third and fourth parties.

When questioned by Margus Laan, Jeremy Legendre stated when the tankers are empty there is always propane vapors present in the rail cars. He further stated there is an estimated amount of between two and five percent liquid propane remaining in the rail car at the end of a regular offload. Jeremy Legendre stated to re-claim that amount of propane costs more than the propane is worth, so there has always been a residual amount in the cars

When questioned by Jim Klaneski, Jeremy Legendre stated there are 32 cars at one time on site with 33,000 gallons per rail car, which comes out to be 432,000 available gallons.

Assistant Fire Marshal Charles Doback stated a fire can happen at any time at any place, noting the Inland Fuels facility is a very safe operation with zero incidents. He further stated the rail cars are regulated by the US Government, noting these are insulated tanks with many safety controls. Charles Doback stated they can only look at the best scenario, noting the Fire Marshal's Office feels confident with the operation. He further stated his office does continuing inspections; a brief discussion regarding the safety overview and the procedures for the safety checks of the cars followed.

George Castle stated the Planning and Zoning Commission has received favorable feedback from all of the Town Departments.

Margus Laan stated he did send out letter notifications to 18 neighbors and a flier distributed in mailboxes, which unfortunately had the wrong date showing on it.

George Castle stated tonight's meeting is a Public Hearing.

When questioned by Gary Gallagher, Jeremy Legendre stated the building with the contamination, located near the Inland Fuels facility, was gone.

Site Plan Application, 370 South Main Street, Inland Fuels Cont'd.

When questioned by Gary Gallagher, Jeremy Legendre stated that currently they have to wait for the other cars to come in before they can move the unloaded cars.

When questioned by Margus Laan as to how much capacity Inland Fuels has for the tankers on their property, Jeremy Legendre stated they have a 432,000 capacity at the current time, noting the railroad cannot keep up with the demand and they spend two to three days per week with zero inventory. He further stated they have to send customers elsewhere and briefly elaborated.

When questioned by Gary Gallagher, Jeremy Legendre stated there is between 9,500 to 10,000 gallons of propane in one tanker truck.

When questioned by Margus Laan, Jeremy Legendre stated a rail car is 30,000 gallons and they only fill each rail car to 80 percent to allow for expansion. He further stated the tankers are not refrigerated, noting that propane does not need to be refrigerated and it fluctuates with the ambient temperature around it.

When questioned by Margus Laan, Charles Doback stated there are a lot of factors that have to happen for propane to explode and briefly elaborated. Charles Doback stated anything can happen at any time. He further stated the Fire Department has a Response Plan through the Fire Safety Analysis which was distributed during the first phase of the construction. Charles Doback stated the analysis will be upgraded and as soon as they finish it they will get it to his department. Charles Doback stated the analysis shows the different capacities of the cars, along with the existing Car Safety Plan that is currently in place and briefly elaborated.

Gary Gallagher made a motion, seconded by Michael Gutowski, to approve the Site Plan Application for Rail Track Renovation and Expansion, involving Demolition, at 370 South Main Street/Assessor Parcel Number 069-107-16A-1; property owner/applicant: Inland Intermodal, LLC, representative Jeremy Legendre, Regional Manager; Engineer: Robert Green Associates, LLC. This motion was approved unanimously.

When questioned by Gary Gallagher, Jeremy Legendre stated they're hoping to have all the rear phase work completed by the end of September 2026.

Continued from May 14, 2026: 10 Agney Avenue/Assessor Parcel Number 049-077-007; Modification to Site Plan—Change in Dwelling Units at Multi-Family Complex; Property Owner: Garden Estates LLC, Representative: Jacob Kolko

Margus Laan stated that Jacob Kolko was not present this evening and that he hasn't heard from him for over two weeks, noting he has sent emails to him and left messages.

Modification to Site Plan, 10 Agney Avenue Cont'd.

Margus Laan further stated that if he does not hear back from Jacob Kolko, his Application for Modification to Site Plan will be Denied Without Prejudice at the next scheduled meeting of the Planning and Zoning Commission meeting.

Site Plan for Garage Renovation at 18 Allen Street / Assessor Parcel Number 050-078-028; property owner /& applicant: Michael R. Bak Jr. for Expansion of Non-Conforming Structure per Section 3.E.2.i. & ii.; application

Michael Bak, Jr., stated that his garage was hit by a truck in January and it tweaked the entire building, noting it was not salvageable. Michael Bak stated that a contractor had told him the building was a total tear down and rebuild. Michael Bak stated that since he has to rebuild the garage, he had decided to add a storage loft on top so that he doesn't have to pile boxes on top of cars. Michael Bak stated this is a non-conforming building, which is 18' inches off the property line and that he planned on building the new garage on the exact same footprint and would stay under the Town regulations for height.

When questioned by George Castle, Michael Bak stated the new garage was one story with a pyramid roof, noting if he went with the gambel style he could have more utilities.

When questioned by Gary Gallagher, Michael Bak stated he is just replacing the garage, noting the foundation is cracked and rotted, so he will be repouring a new one in the exact same spot.

Margus Laan stated this is now a non-conforming use because previously there was no loft, noting it had an open ceiling but now there would be a floor. He further stated another level is being added, noting that had included a map in the Commissioner's packets which displays the non-conforming area.

Jim Klaneski made a motion, seconded by Sue Murawski, to approve the Site Plan for Garage Renovation at 18 Allen Street/Assessor Parcel Number 050-078-028; property owner and applicant Michael R. Bak Jr. for Expansion of Non-Conforming Structure per Section 3.E.2.i. and iii.; application. This motion was approved unanimously.

Large Scale Solar Moratorium – 157 Days to Go

Referring to Melanie Church's previous question, Margus Laan stated tonight's agenda item was to provide clarification for the purpose of discussing what the Town is doing to develop regulations. He further stated the Connecticut Siting Council's website has posted that they will be making a decision regarding Plymouth's solar project in August 2026.

Commission Discussion, Staff Discussion & Other Items before the Commission

George Castle stated he attended a Police Commission meeting last night, noting discussion had taken place regarding parking for the Nash in the Ville. George Castle stated the Police Commission had voted to lift the parking ban on the north side of Holt Street and Town Hill Road with conditions. He further stated people don't want to wait to be shuttled. George Castle stated that Randy Olmstead had purchased property on Tomlinson Avenue, noting the property is ideal and is on the same side of the road as Nash in the Ville with two houses in between and the ARF building. George Castle stated that it is not a long walk from this property to the Nash in the Ville and there is a proposal to put a sidewalk in this area.

George Castle stated that he wanted Planning and Zoning approval to direct Margus Laan to look into this proposal with the State of CT DOT to see what would be involved. He further stated Randy Olmstead had noted that he was willing to bid, pay and install the sidewalks.

When questioned by Connie Kapralos, George Castle stated he was unsure if the property would be paved or not.

Margus Laan stated that at this point in time, it is just a conceptual idea, and the details will have to be worked out with the Mayor, the Zoning Enforcement Officer and the Public Works Director, as to how it would be designed.

Gary Gallagher questioned when Nash in the Ville will be coming back before the Planning and Zoning Commission because they only have a temporary Certificate of Occupancy.

George Castle stated the Certificate of Occupancy is not currently the subject. George Castle stated that he had spoken to the Public Works Director early this evening, noting that he thought the sidewalks were a good idea.

George Castle stated a meeting was scheduled for next Tuesday with the State of CT DOT and he would like Margus Laan to be involved in it.

Jim Klaneski stated he would not have approved the building with an occupancy of 350 had he known that number and that he would have had requested the owner look for additional parking spaces.

Margus Laan stated the parking issue had gone through the Zoning Board of Appeals because the building had been "grandfathered" in.

Jim Klaneski stated the building never had that large a capacity; noting it was 150 at most.

George Castle stated he knows this, but it went to the Zoning Board of Appeals.

Commission Discussion, Staff Discussion & Other Items before the Commission Cont'd.

When questioned by Gary Gallagher, George Castle stated that currently, Nash in the Ville has approximately 70 parking spaces including ARF parking in the count.

Connie Kapralos stated this issue is not on the table any longer.

Goerge Castle stated that it is “water over the dam” and that currently we are looking for a solution to the parking issue, noting the purchased parking lot will alleviate the problem.

Gary Gallagher stated he felt this was a good idea.

Margus Laan stated it was always known Nash in the Ville would need to find additional parking,

When questioned by Michael Gutowski, Margus Laan stated there was hardly any negative neighborhood comment at the initial Planning and Zoning meeting for Nash in the Ville; a brief discussion followed.

Michael Gutowski made a motion, seconded by Sue Murawski, to recommend the parking proposal presented by Chairman George Castle be forwarded to the Mayor’s working group for Nash in the Ville. Vote: George Castle/yes; Gary Gallagher/no; Michael Gutowski/yes, Jim Klaneski/yes; Sue Murawski/yes. Motion passed 4:1 (four in favor/one nay.)

Gary Gallagher stated he voted no because he wanted Nash in the Ville to come back before the Planning and Zoning Commission to make sure they have sufficient parking before they get their Certificate of Occupancy. He further stated he does not want any parking on the islands in front of the Nash in the Ville building or the ARF building. Gary Gallagher stated there should also be fencing installed in front of both islands to keep people from parking in those areas.

Margus Laan stated the time to bring this issue up would be when the item comes before the Planning and Zoning Commission.

Town Councilwoman Sue Boilard questioned who would approve an almost 400 capacity with only 60 something parking spaces. She further stated she was at the Police Commission meeting last night, noting she didn’t feel the problem was fixed. Sue Boilard stated the owner had said the Town was not being nice to businesses.

Margus Laan stated he had put in a phone call to the Thomaston CTDOT for the proposed sidewalk because it is in the State’s Right of Way. He further stated he was trying to get their input for the proper procedure.

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Staff Discussion

Gary Gallagher questioned if there will be a full time Zoning Enforcement Officer, which the Town desperately needs.

Michael Gutowski stated he had to call the Town of Harwinton for assistance, noting they have all part timers, as well. He further stated that he had to call someone on the Town Council to get a call back from their Building Inspector.

Margus Laan stated there will be three Public Hearing items on June 25th Planning and Zoning Commission's agenda. He further stated one of the Public Hearings will be a proposal for a five-unit Town House complex at 30 South Street and provided a brief history on the property.

When questioned by Town Council Liaison Ron Tiscia, Margus Laan stated this was the property that had run off going down the hill.

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 Michael Gutowski, to adjourn at 8:24 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale
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Recording Secretary