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Planning and Zoning Commission

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Linda Kuczenski
TOWN CLERK

Minutes

April 23, 2026

Call to Order: Planning and Zoning Commission Chairman George Castle called the April 23, 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 George Castle, Planning and Zoning Commission Member Gary Gallagher, Planning and Zoning Commission Member Michael Gutowski, Planning and Zoning Commission Alternate Voting Member Connie Kapralos, Planning and Zoning Commission Member Jim Klaneski and Planning and Zoning Commission Member Sue Murawski. Also in attendance were Director of Planning and Economic Development Margus Laan, 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 Comment for Non-Agenda Topics: Requested time limit of three minutes. Note: Comments on Agenda listed items need to be made during item's agenda slot for inclusion in item's record

No report.

Review, deliberate and motion and vote to approve, to amend or to reject the minutes of Regular Meeting of March 12, 2026

Jim Klaneski made a motion, seconded by Mike Gutowski, to accept the March 12, 2026, Planning and Zoning Regular meeting minutes as presented. This motion was approved unanimously.

Follow Up to March 12th, 2026, Determination on Expansion and Modifications on Infinity Surfacing and Refinishing – Expansion & Modification on Site Plan Approval of December 9, 2021; location: 29 Lassy Court/Assessor Parcel Number 020-018-003-14; application of Jordan Kuczenski; Engineer: Robert Green Associates LLC

Expansion and Modifications on Infinity Surfacing & Refinishing 29 Lassy Court Cont'd.

Margus Laan stated on March 12, 2026, a discussion took place by the Planning and Zoning Commission at which Jordan Kuczenski had received a pseudo approval for his proposal to add two additions to his previous approval of his industrial building located at 29 Lassy Court, Terryville. He further stated that only a portion of the 2021 plan approval was actually constructed due to a banking issue. Margus Laan stated that Jordan Kuczenski built what he could and now he is finishing off the building that was left undone and he needs to add two parts. Margus Laan stated that at the meeting, the Planning and Zoning Commission had given preliminary approval, however the Commission was unable to act officially because the proposal had not gone to the Inland-Wetlands Commission and also did not have departmental comments. Margus Laan stated since that time it has gone to the Inland-Wetlands Commission and has received positive approval from the Public Works Department and the WPCA. Margus Laan stated the sewer approval is just for bathrooms, noting what Jordan Kuczenski does on this property would not have any impact on the sewer system. Margus Laan stated the Planning and Zoning Commission can act tonight on the application, make an official approval of it and then he can record it as a proper action and publish it in the newspaper for the project to move forward.

Mike Gutowski made a motion, seconded by Sue Murawski, to accept the following: Plan Name & Details - #29 Lassy, Site Plan, Infinity Surfacing & Refinishing, 29 Lassy Court, Terryville, Connecticut, December 30, 2025, Applicant: Infinity Surfacing & Refinishing, 29 Lassy Court Terryville, CT 06786, C/O Jordan Kuczenski, (860) 309-1171; Surveyor / Civil Engineer: Robert Green Associates LLC, 6 Old Waterbury Road, CT 06786, (860) 589-0135, Plan Set comprised of 8 Sheets, Rev. Date: 1/13/26, client requested changes, for the expansion and modifications on Infinity Surfacing and Refinishing Site Plan Approval at 29 Lassy Court/Assessor Parcel Number 020-018-003-14; application of Jordan Kuczenski; Engineer: Robert Green Associates LLC, as presented. This motion was approved unanimously.

Discussion Item-Review Modifications to Special Permit / Site Plan Approval on Industrial Park at 128 North Harwinton Avenue/Assessor Parcel Number 020-018-003-1; property owner: Premiere Properties LLC; Engineer: Kratzert Jones and Associates, Inc.

Margus Laan stated he had sent the Planning and Zoning Commissioners a brief overview of the changes for Special Permit Site Plan for 128 North Harwinton Avenue and noted he has a full scale set of plans available for review this evening.

Ryan Geddes stated in his original plan the buildings were a little skewed, noting they were not parallel to each other, and the flow wasn't nice. Ryan Geddes stated that previously, Planning and Zoning Commissioner Gary Gallagher had commented there weren't enough dumpsters for the site and so they went back in, tightened the plan up, and added a fourth dumpster. He further stated they put a dumpster on every corner of the property making them accessible to everyone.

Modifications/Site Plan Approval, 128 North Harwinton Cont'd.

Ryan Geddes stated they also increased the parking by adding more handicapped parking spaces. Ryan Geddes stated they eliminated one of the roadways between the buildings and made it a maintenance road and now the people can go out and put a picnic table and sit down for lunch.

Ryan Geddes stated that now the site is a little greener, noting they did not increase the pervious surface, and that everything that was done was simply for better flow.

Ryan Geddes stated they changed the fire road because the grade was a little steep for the large fire engine. He further stated they moved it down a little and the vehicles can drive straight out because it is nice and flat with no angles and no steepness.

When questioned by Jim Klaneski, Ryan Geddes stated Fire Marshal Ray Kovaleski will be giving him a pamphlet on what they want in place for the Knox Box, which Ryan Geddes will have installed.

Margus Laan stated he was unable to speak with Fire Chief Mark Sekorski. Margus Laan stated he had spoken to Fire Marshal Ray Kovaleski who noted he was fine with the new location.

Margus Laan stated there is a difference between the guide he sent the Commissioners last night and what he distributed at this evening's meeting regarding the elevations at the site, noting it is now a softer slope in the area. Margus Laan stated he also included a summary of everything that Ryan Geddes just stated for the Commissioners.

When questioned by Jim Klaneski, Ryan Geddes stated the slope for the fire access road is less than five percent. He further stated the runoff actually comes into the property, not out of the property.

When questioned by Planning and Zoning Commissioner Connie Kapralos, Ryan Geddes stated the units would be for electricians, manufacturing businesses, etc., whereby someone can come in and buy 3,000 square feet or 10,000 square feet. He further stated these units are for purchase, not rental. Ryan Geddes stated every unit will be individually taxed by the Town, with the potential of 56 units, noting most people will take two units. Ryan Geddes stated that he would like to see people who are running businesses out of their houses and breaking zoning regulations purchase these units, noting it would get them out of the residential neighborhoods and put them in the proper zone.

Margus Laan stated the overall buildings are 200' x 60' and there are eight units in each building,

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Modifications/Site Plan Approval, 128 North Harwinton Cont'd.

Ryan Geddes stated the units are 1,500 square feet with 500 square feet for office space and what not, noting it would be up to the individual owner purchasing it. He further stated if the person wants to make a larger mezzanine they would have to come into the Building Department.

Jim Klaneski made a motion, seconded by Gary Gallagher, for Plan Name for 128 No. Harwinton Industrial Park Development for Premier Properties LLC, 128 N. Harwinton Avenue, Terryville, CT, Kratzert, Jones & Associates, Inc., Date: May 17, 2025, KJA File No.: 225048, Set Comprised of 8 Drawings: Drawings Cover, S-1, S-1-1, G-1 & U-1; Revision – 3: Site Modification 01.28.26 Drawings D-1, D-2 & D-3; Date: 07-11-2025; and to accept the revised site plan for 128 North Harwinton Avenue/Assessor Parcel Number 020-018-003-1; property owner: Premiere Properties LLC; Engineer: Kratzert Jones and Associates, Inc., as presented. This motion was approved unanimously.

Request for Discussion of 7 South Street, Plymouth, Addition to Agenda

Margus Laan stated that Todd Clark, Clark Land Surveying LLC, had requested to speak at this evening's Planning and Zoning Commission because he and property owner Nijat Dzafer had a debate with him and Zoning Enforcement Officer regarding a proposed residential development at 7 South Street. He further stated he had distributed information regarding this debate to the Planning and Zoning Commissioners.

Sue Murawski made a motion, seconded by Jim Klaneski, to add "Discussion regarding proposed single family residential development at 7 South Street, Plymouth, Property #044-062-009" to the April 23, 2026, Planning and Zoning Commission agenda. This motion was approved unanimously.

Todd Clark stated he had a disagreement with Zoning Enforcement Officer David Elder referencing their April 8th email exchange, which Margus Laan included in the Commissioner's packets. Todd Clark stated that basically Dave Elder was referring to this 7 South Street, Plymouth, as being a rear lot and felt the Planning and Zoning Commission should give their blessing before he would issue a building permit for the property. Todd Clark stated that previously there was a 650 square foot house on the property, which the previous owner had torn down. Todd Clark stated that Nijat Dzafer had purchased the property in January with the intent of building a single family house. Todd Clark stated David Elder and Margus Laan felt this property was a rear lot, noting he disagrees with both men. Todd Clark stated he sees it as an undersized legally non-conforming lot of record and that a single family house should be a permitted use on the property and briefly elaborated. Todd Clark stated this property is an undersized lot of record and with the side yards reduced it allows a house to sit on it.

George Castle stated it looked like two-thirds of the property is wetlands.

Todd Clark Discussion Proposed Residential Development 7 South Street Plymouth Cont'd.

Todd Clark stated they have a 30 foot wide home for the property and the total with the second floor would be 1,675 square feet with a one car garage. Todd Clark stated he needed the Commission to decide if they agree with him or not and if not, he will come back before the Commission next month. He further stated if the Commission agreed with him, he would like to request that Planning and Zoning write a brief memo to David Elder stating that the Commission has no problem with this property being approved as a legally non-conforming front lot.

When questioned by George Castle, Todd Clark stated they would be building pretty much on the previous footprint but not as close to the property line as the previous house.

Margus Laan stated the previous house was actually located on the property line.

When questioned by Jim Klaneski, Todd Clark stated that Margus told him today that it was a rear lot and it wasn't a rear lot in the same sentence.

Margus Laan stated it was shaped like a rear lot with a small entrance way with the bulk of the property in the rear. Margus Laan stated the point of the rear lot regulations are to minimize the impact of having a property in back of another being built and lurking over and/or being on top of the main lot that fronts the street. Margus Laan stated the point of using the regulations is to try to increase the distance as it goes back, noting this property looks like a rear lot but doesn't act as a rear lot because the back is all wetlands and can't be used. Margus Laan stated he believes this lot can follow the regulations of a narrow lot Section 3.D.3. He further stated the proposal is the only location a house would be able to go on this property and briefly elaborated.

Margus Laan stated that David Elder wanted feedback and direction on how to proceed from the Commission.

When questioned by Gary Gallagher, Margus Laan stated the property has city water and city sewer.

Mike Gutowski made a motion, seconded by Sue Murawski, to direct the Zoning Enforcement Officer to consider the following property: Plan Details, Zoning Location Survey, Plot Plan – 7 South Street, Prepared for Nijat Dzafer, Plymouth, Conn., Clark Land Surveying, LLC, 1226 Tunxis Road, Bristol, Conn. 06010, (860)-967-8590, TODD@CLARKLS.BIZ, Date: 2-13-2026 Scale: 1"=20', Map No. 2019-117, as a narrow lot with the development in the front portion of the property, with the front being the only buildable area, and not to treat the property as a rear lot. This motion was approved unanimously.

Report to the Commission-Steering Committee Meeting on Plymouth Plan of Conservation and Development; held earlier in the evening of April 23rd

George Castle stated there is not a lot happening at this time with the POCD Steering Committee, noting they are in the preliminary stages discussing community history, improvement ideas, infrastructure concerns, etc. George Castle stated the Committee meets on the third Thursday, monthly.

Jim Ouellette, POCD Steering Committee Member, stated they are just now getting into the nitty gritty. He further stated the POCD Steering Committee is working on a questionnaire which they will be sending out to Town officials for input.

Commission Discussion, Staff Discussion and Other Items before the Commission as may properly come before the Planning and Zoning Commission

Jim Klaneski stated the Town is halfway through the moratorium on solar installations, noting the Planning and Zoning Commission wanted to modify the Town regulations. He further stated that he checked different towns around the State and looked at their solar regulations and typed up his findings. Citing East Windsor, Jim Klaneski stated they had serious problems with solar arrays in their town and continue to have problems. He further stated East Windsor does not allow any commercial solar arrays in the town, however if the solar array is over a million megawatts it is out of their jurisdiction and it would be the same for Plymouth. Jim Klaneski stated there are towns that will allow it but not in residential zones. Jim Klaneski stated there are other towns that say that they will allow it in industrial or commercial zones if it is supplementary or ancillary to the main business, noting that the business cannot be solar. Jim Klaneski stated this would be the same as Inland Fuels on South Main Street, Terryville. Jim Klaneski stated there are other regulations that have to do with residential solar arrays, such as how high above a roof they can go; not allowing one neighbor to plant a tree in front of their neighbor's solar array because he spent thousands of dollars on his solar system. Jim Klaneski stated after the Commission works on the solar regulations it should look at Data Centers before the Town receives an application for one.

When questioned by Gary Gallagher, George Castle stated the Town will be posting for a Zoning Enforcement Officer and a Building Inspector.

When questioned by Gary Gallagher, Connie Kapralos stated a Board of Finance Member told her the Zoning Enforcement Officer would be a part time position; a brief discussion followed.

Jim Klaneski stated as it stands right now, the money in the budget is at a 2.98 percent increase so there would not be room to add money to get a full time position for the Zoning Enforcement Officer without keeping the increased percentage capped at three percent to avoid going to referendum.

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Commission Discussion, Staff Discussion, Other Items Cont'd.

Margus Laan distributed copies of the various towns and their solar array regulations that Jim Klaneski had worked on and compiled for the Commission's review.

Jim Klaneski requested the solar moratorium be placed on the Planning and Zoning Commission's May agenda for discussion.

When questioned by Gary Gallagher, George Castle stated Nash in the 'Ville had a provisional temporary Certificate of Occupancy (CO) and had been approved by the Fire Marshal for 350 people.

George Castle stated the building needs an elevator and had some minor issues; noting there would be no parking on Holt Street, but there would be buses from Lake Winfield; a brief discussion followed.

When questioned by Gary Gallagher, Margus Laan stated he was unsure what the end date of the CO was.

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 Mike Gutowski, to adjourn at 7:57 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale

Patricia A. Hale
Recording Secretary