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Planning and Zoning Commission

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Minutes

May 28, 2026

Call to Order: Planning and Zoning Commission Chairman George Castle called the May 28, 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 Commission Alternate Voting Member Connie Kapralos, and Planning and Zoning Commission Member Jim Klaneski. Excused Absences: Planning and Zoning Commission Member Michael Gutowski and Planning and Zoning Commission Member Sue Murawski. Also in attendance were Director of Planning and Economic Development Margus Laan, and Town Councilwoman Sue Boilard.

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 May 14, 2026

Connie Kapralos made a motion, seconded by Jim Klaneski, to approve and accept the Planning and Zoning May 14, 2026, Regular minutes as presented. This motion was approved unanimously.

Set Public Hearing Date: June 25 2026 for 5 Unit Townhouse Project, with Associated Site Improvements, property located at 30 South Street/Assessor Parcel Number 043-061-031-1, per Section 6.D. Garden Apartments or Condominiums; property owner Greenline Home Builders LLC, Galine and Gennadiy Kholod; Engineer: Will Walter, P.E., Alfred Benesch & Company

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Set Public Hearing Date 30 South Street, Plymouth Cont'd.

Margus Laan stated the Applicants had completed the Inland-Wetlands Commission's review process, noting this Application had started in February 2025. He further stated the Applicants had come back with revisions to the project and it is now a five unit development. Margus Laan stated that he had spoken to the Engineer Will Walter, noting they had discussed the possibility of holding a Public Hearing on June 25, 2026. Margus Laan stated that by scheduling the Public Hearing in four weeks it will give him time to get the signage up; make the Public Hearing announcement to the Town Residents and handle the Legal Notices. He further stated if June 25, 2026, wasn't agreeable to the Planning and Zoning Commissioners it could be held in July however June 25, 2026, would be the earliest date possible. Margus Laan stated if the Application for the Public Hearing comes is received week, he will have time to get all the required departmental input and approvals.

When questioned by Jim Klaneski, Margus Laan stated the Application had been approved by the Inland-Wetlands Commissioners.

Jim Klaneski made a motion, seconded by Connie Kapralos, to set a Public Hearing date of June 25 2026, for the 5 Unit Townhouse Project, with associated Site Improvements, property located at 30 South Street, Plymouth/Assessor Parcel Number 043-061-031-1, per Section 6.D. Garden Apartments or Condominiums; property owner Greenline Home Builders LLC, Galine and Gennadiy Kholod; Engineer: Will Walter, P.E., Alfred Benesch & Company, as presented. This motion was approved unanimously.

Confirmation of Condition: 48 Railroad Street/Assessor Parcel Number 025-040-001A; Modification in Non-Conforming Use by Tenant-Motor Vehicle Related Enterprise; Tenant/Applicant: Richard Devino; Property Owner: CT Landscape Properties, LLC; approved at May 14, 2026 meeting

Margus Laan stated at the May 14, 2026, Planning and Zoning Commission meeting, Jim Klaneski had made a request and recommendation that the Commission would want Applicant Richard Devino to change his registration classification NAICS Code to his current one because he is proposing to be doing strictly detail work and sales. He further stated that Richard Devino is currently registered for a repair garage and the Commission did not want general garage activity to take place on this property until the registration is modified. Margus Laan stated the Applicant submitted the registration form with the Secretary of State.

Connie Kapralos stated she wanted to confirm that there would not be a sign on the building because one of the letters from the property owner's letters said something about signage.

Jim Klaneskis stated Richard Devino only has to have his hours of operation posted because it is an online business.

Confirmation of Condition 48 Railroad Street, Plymouth Modification Cont'd.

Jim Klaneski made a motion, seconded by Gary Gallagher, to accept the letter dated May 20, 2026, received from the Secretary of State's Office, as evidence that the Applicant Richard Devino has changed the classification code of his business, The Shop Automotive from auto repair to used auto sales, as required by the Planning and Zoning Commission, prior to the opening of his business at 48 Railroad Street, Plymouth; the Commission approved this business previously on May 14, 2026, with the stipulation that Richard Devino change his code before he opens his doors. This motion was approved unanimously.

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 Jacob Kolko is not present this evening and requested continuation to the June 11, 2026, Planning and Zoning Commission meeting, noting he will reconnect with Jacob Kaoko, because he did not feel there should be further deliberation without the Applicant being present. Margus Laan stated Jacob Kolko had presented a revised floor plan, which the Commissioners received, along with a printout. He further stated that he had talked with the Fire Marshal and the Building Inspector and had emailed their responses to the Commissioners. Margus Laan stated there was also discussion with the Assessor regarding a division or splitting of the units which causes additional units and what it will mean for the condominium declaration documentation if the Commission allows the units to be divided. He further stated it would be a procedural issue.

Connie Kapralos stated that the floor plan does not show a second egress for Apartment B as requested at the May 14, 2026, Planning and Zoning Commission meeting.

Margus Laan stated he did bring the second egress issue up with the Fire Marshal and it will be discussed. He further stated that he will be deferring to the Fire Marshal and the Building Inspector. Margus Laan stated both Town officials will want a full floorplan, which is part of the building permit process.

Site Plan Application for 12,000 Square Foot Industrial Building at 6 Swicklas Court/Assessor Parcel Number 020-018-003-1A; Property of Town of Plymouth; proposed buyer/developer: Premier Properties LLC; application of Ryan Geddes

Ryan Geddes stated his application is for a Town owned property which he has under contract. He further stated this application is almost identical to the Container Drive property, which was previously approved a few months back by the Planning and Zoning Commission. Ryan Geddes stated the building is identical.

Site Plan Application, 6 Swicklas Court, Terryville, Premier Properties LLC Cont'd.

Ryan Geddes stated the company, Connecticut Custom Fabricating and Coatings, will be the tenant at 6 Swicklas Court, Terryville, noting the tenant has an option to purchase the property but it will be leased to them for the present time. He further stated Connecticut Custom Fabricating and Coatings was looking for a building and wants to move their business into Town.

Margus Laan stated this Application has been sent to the various Town departments for review, noting he had included the comments from the Police Department and emailed other departmental comments to the Planning and Zoning Commissioners. He further stated all the departments had responded positively.

Ryan Geddes stated that his Engineer likes to put a manhole at the end of the lateral however the WPCA doesn't like to inspect those and requested it done by a third party, so they said just simply install the sewer line with cleanouts and they can inspect it directly. Ryan Geddes stated he agreed to that and sent a letter to Margus Laan stating they prefer to do what the WPCA requested.

At the request of George Castle, Margus Laan read the following comments from the WPCA into the record: *After review of the proposed sewer connection for 6 Swicklas Court, the WPCA has the following comments, 1. The plan shows to install an 8" lateral with proposed manhole #1 between the building and the connection to our lateral stub. The WPCA does not inspect 8" laterals or manholes that are installed. If an 8" lateral and manhole are needed, the review and inspection would need to be conducted by a WPCA approved engineering firm at the cost of the builder. 2. Any manholes to be installed, specs of manholes need to be obtained by the WPCA. 3. To mitigate the above comments, the WPCA will inspect 6" laterals and there will be no need for a manhole to be installed as we would require a cleanout at a maximum distance of every 75'. 4. All laterals require Non-Woven Geotextile Fabric (Marif, inc 14N oz or approved equal) rolled over top layer of stone and sewer magnetic utility warning tape installed no less than 12" above the sewer pipe.*

When questioned by Connie Kapralos, Ryan Geddes stated Premiere Properties would be responsible for cleaning it out by right.

Margus Laan stated Joe Sopczneski, Public Works Director, had specific comments and had sent the following email: *I have reviewed the proposed layout, grading, utility and erosion and sediment control plans for the development at 6 Swicklas Ct. I see that there is proposed grading along the Northern property border, into the existing line of screening trees. What is the developers' plans to replace those trees? Otherwise all other proposed aspects of the layout, grading, utility and erosion and sediment seem acceptable.*

When questioned by Connie Kapralos, Ryan Geddes stated they would not touch the trees.

Site Plan Application, 6 Swicklas Court, Terryville, Premier Properties LLC Cont'd.

Ryan Geddes stated his building is set forward of it, so their wall is taller and they will not be touching the berm. He further stated that was why they purposely moved the foundation because they wanted to leave the berm where it currently is located, noting it looks nice.

Ryan Geddes stated the berm for their new project (which was approved) will butt up to it and the trees will continue on up the road; noting that was the premise of locking into this property, so that everything would match nicely.

Ryan Geddes stated the local farmer had asked if he could get a last cutting in the field. He further stated that he had given him permission to go ahead and noted he was already baling the hay, and the equipment would be moved to the site on Monday.

When questioned by Gary Gallagher if there was a landscaping plan, Ryan Geddes stated it was just grass because they are keeping the preexisting buffer with the existing trees. He further stated that was why he directed the Engineer to move the building, so as not to hinder or have it removed; which makes the landscaping already completed for the site pertaining to any plantings.

Ryan Geddes stated he would leave the rest of the area grass just like every other property in the Industrial Park that didn't plant one tree. Ryan Geddes stated they will be planting trees along the other portion of the property and leaving the existing ones.

Margus Laan stated a landscaping plan could still be requested for staff review.

When questioned by Connie Kapralos if he would be following the recommendations of the Tree Warden, Ryan Geddes stated absolutely, noting the existing trees are mature. He further stated the existing berm with the big, beautiful trees will be left intact, and there is no landscaping plan, the rest will be just grass.

When questioned by Gary Gallagher, Ryan Geddes showed the dumpster location on his plan and noted it will have the standard dumpster enclosure.

Margus Laan stated Ryan Geddes would need to resubmit his plan showing the dumpster location.

When questioned by Gary Gallagher, Ryan Geddes stated he was ready to start.

When questioned by Connie Kapralos, Ryan Geddes stated Connecticut Custom Fabricating and Coatings do metal fabricating and stamp, custom weld, make parts, coat them and supply them to the aerospace industry; a brief discussion followed.

Site Plan Application, 6 Swicklas Court, Terryville, Premier Properties LLC Cont'd.

Gary Gallagher made a motion, seconded by Connie Kapralos, to approve the Site Plan Application for 12,000 Square Foot Industrial Building at 6 Swicklas Court/Assessor Parcel Number 020-018-003-1A; Property of Town of Plymouth; proposed buyer/developer: Premier Properties LLC; application of Ryan Geddes with modifications of the dumpster, landscaping and sewer as proposed by the WPCA. This motion was approved unanimously.

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 he has overseen the facility since 2022 and over time, they've begun to grow the facility and business, noting the common thread every season is supply and demand rears its head. He further stated the railroad has been a pinch point to them in supplying propane to the facility, and their ability to switch them on a regular basis has been limited, so in cooperation with the Genovese and Wyoming Railroad they came up with a concept. Jeremy Legendre stated they hired Robert Green to put this concept into play on the property whereby they can store rail cars on site; have the ability to move the rail cars themselves and be less affected by the railroad having issues with track, weather, scheduling, which will better serve the company.

When questioned by Gary Gallagher as to how they will move the rail cars, Jeremy Legendre stated they will get a track mobile, which is a small diesel powered locomotive, noting it will allow them to move the rail cars from the storage area tracks to their offloading towers.

Displaying the overlay of the facility as it is, Jeremy Legendre stated they will relocate the industrial turnout from where it is currently located to the north to give them more free track in the front to store empties and then we will throughput to the exterior property that they own in the rear in order to have five rail cars, which will store up to 34 cars.

When questioned by Gary Gallagher, Jeremy Legendre stated that currently they can store eight cars, which only gives them a volume of 240,000 gallons of propane and gives them a little over a day of supply. Jeremy Legendre stated if the railroad misses a switch, it sends a ripple through their supply chain, and they have to constantly try to play catch-up. Jeremy Legendre stated that having the extra track and storage will allow the railroad a little more flexibility and also allow Inland Fuels to better serve their customers.

When questioned by George Castle, Jeremy Legendre stated the six tanks are 90,000 gallons each and they fill them to 80% capacity, which gives them a liquid volume of 432,000 gallons at maximum capacity.

Site Plan Application for Rail Track Renovation and Expansion Inland Fuels Cont'd.

When questioned by Connie Kapralos, Jeremy Legendre stated the tanks are filled as they need them.

Jeremy Legendre stated as room becomes available, they like to offload eight cars eight at one time. He further stated that the time it takes to offload a rail car is about six and one half hours, so they try to maximum the potential by offloading eight cars at one time. Jeremy Legendre stated currently, they can only offload as the railroad switches cars.

When questioned by Connie Kapralos, Jeremy Legendre stated the eight cars are filled all at once and are ready to go.

When questioned by Gary Gallagher, Jeremy Legendre stated Inland Fuels is 100 percent dependent on the railroad. He further stated during peak season in the winter there have been times when they have had to go four or five days without seeing the railroad, which obliterates their inventory, noting this change will allow them to better serve the community.

When questioned by George Castle, Jeremy Legendre stated there are options to install a broom or a plow on the engine, but it comes down to pricing.

When questioned by Connie Kapralos if there is a safety concern, Jeremy Legendre stated he has had conversation with the Fire Marshal and the Fire Chief, noting that whether it's one or 30 cars the potential is still the same.

Jeremy Legendre stated some of the cars will be full; some will be empty and as the train comes by, they will take the empty ones and move down the line and replenish them with full cars as they come back.

When questioned by Gary Gallagher regarding the broken down fencing on South Main Street, Jeremy Legendre stated that under the completion of the project the entire facility will be encased with a chain link fence and three-strand barb wire.

When questioned by Margus Laan regarding the difference between the way propane is stored; tank or car verses large tank, Jeremy Legendre stated there is no difference, noting that everything is valved and capped when it is not in use

When questioned by George Castle, Jeremy Legendre stated the storage volume is sufficient; they just need a better way to supply it.

When questioned by Connie Kapralos, Margus Laan stated there were no written comments from the Fire Marshal or the Fire Chief.

Site Plan Application for Rail Track Renovation and Expansion Inland Fuels Cont'd.

When questioned by George Castle, Jeremy Legendre stated he did have discussions with the Fire Marshal and the Fire Chief, noting there were no concerns. Jeremy Legendre stated he runs a class annually for the local Fire Department, noting they come out and tour the facility as well. He further stated that he has 25 years in the fire service and is a State of Connecticut instructor.

When questioned by Gary Gallagher, Jeremy Legendre stated he is on site three to four days per week.

Connie Kapralos stated she would like to see something in writing from the Fire Marshal, the Fire Chief and the Police Chief, due to safety concerns.

Margus Laan stated this agenda item can be kept open for comments from the Fire Marshal, the Fire Chief, and the Police Chief.

When questioned by Gary Gallagher, Jeremy Legendre stated there is a chain link fence between the railroad and their property, so walking up the railroad tracks will not allow entry onto their property; and pointed out the fencing on the plans.

When questioned by Connie Kapralos, Margus Laan stated that a Site Plan Application does not require notifications be sent out to neighboring properties.

When questioned by Attorney Mark Ziogas whether the Planning and Zoning Commission was willing to act on the Application with stipulations based on their recommendations, Margus Laan stated his recommendation would be to wait for definitive answers and vote on the issue at the next scheduled Planning and Zoning meeting on June 11, 2026.

George Castle stated the Commission needs to do it right, noting the June meeting is a couple of weeks away; a brief discussion followed.

When questioned by Gary Gallagher, Jeremy Legendre stated butane hasn't been used at the Inland Fuels facility since at least 2021, noting they used to off-load it for three tanks and briefly elaborated.

Connie Kapralos made a motion, seconded by Jim Klaneski, to continue the Site Plan Application for Rail Track Renovation and Expansion, involving Demolition at 370 South Main Street, Terryville/Assessor Parcel Number 069-107-16A-1; Property Owner/Applicant: Inland Intermodal, LLC, representative Jeremy Legendre, Regional Manager; Engineer: Robert Green Associates, LLC, to the Planning and Zoning Commission's June 11, 2026, Regular meeting and have the Fire Marshal, Fire Chief, Public Works and Police Chief's written comments available at the meeting. This motion was approved unanimously.

Site Plan Application for Rail Track Renovation and Expansion Inland Fuels Cont'd.

When questioned by Gary Gallagher, Jeremy Legendre stated the solar was working out well at the facility; a brief discussion followed.

Large Scale Solar Moratorium-Six Months Remaining

When questioned by George Castle if he had heard back from the CT Siting Council regarding the Preston Road solar array, Margus Laan noted that he had looked at the State's website, which showed there was an extension for a decision in August 2026.

Connie Kapralos stated all the projects that came before and after Plymouth's had been decided, and Plymouth's project was on hold.

George Castle stated he was concerned because if the CT Siting Council approves this solar array it will set a precedence and they will be allowed anywhere. He further stated one of the conditions for solar powers would be that it cannot be located on a hill and will require good access, and good drainage and briefly elaborated.

Referring to the 2014 regulations which Margus Laan had put together, Jim Klaneski stated there was no reason to reinvent the wheel. He further stated the Planning and Zoning Commissioners should look over the 2014 regulation document and make recommendations and changes.

Jim Klaneski stated the Town of Morris just put a two year moratorium on data centers, noting it was part of their 10 year Plan of Development.

Connie Kapralos stated communities out west were fighting data centers because of the large water usage they require.

Referring to the Preston Road solar array, Connie Kapralos stated she was worried about the neighborhood wells, noting they shouldn't have to have them tested to ensure they are okay should the project go in.

Margus Laan stated Verogi's Attorney, Kenneth Baldwin, had written a seven page memo and he will make hard copies of it for the Planning and Zoning Commissioner's review at the next scheduled meeting; a brief discussion followed.

Jim Klaneski stated the 2014 regulations are the basic framework that will only require minor adjustments by the Commissioners.

Hard copies of the 2014 regulations were distributed to the Planning and Zoning Commissioners.

Large Scale Solar Moratorium-Six Months Remaining Cont'd.

Jim Klaneski stated he does not want to have solar arrays in Residential Zone 20, Residential Zone 40, or in Lake Zones.

Margus Laan stated that looking at the Assessors' records for larger lots remaining for development and citing areas in Town, there is a lot of vacant and open land however it is steep and has difficult terrain and has bad drainage, which is not appropriate for solar farms; a lengthy discussion followed.

Commission Discussion, Staff Discussion and Other Items before the Commission

Connie Kapralos stated Jim Klaneski had mentioned the article regarding data centers and noted the Commission needs to think about all these things.

Margus Laan defined data centers as being facilities that run the AI facilities (large computer centers) that have the capacity for doing the calculations that allow a person to have AI, noting they take a lot of electricity and water to keep them cool. He further stated they also hum loudly.

Jim Klaneski stated data centers require an incredible eight million gallons of water monthly in order to run.

Margus Laan stated the current economy seems to be innovating by having AI and that is where a lot of the investment money is going. He further stated that the politics in Washington D.C. is about how to go to the future with AI.

Jim Klaneski stated China is putting data centers under the ocean.

When questioned by Gary Gallagher, Margus Laan stated that according to Mayor Sekorski he has released the job description for the Zoning Enforcement Officer, noting it would not be a full time position.

Connie Kapralos stated the blight issue is falling away and is becoming worse, so the Zoning Enforcement Officer needs to deal with it, as well.

Gary Gallagher stated he has been complaining about blight for years, noting nothing is ever done about it. He further stated that there is blight all over Town, citing Truck Builders as an example. Gary Gallagher stated Truck Builders had put in an application, did an addition to the building, but never did the landscaping. He further stated they also tore down the large mountain of dirt and nothing was done to him. Gary Gallagher stated Bernice Avenue was another blight situation with junk cars that have been there longer than he has been on the Commission and nothing is done about it either.

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

Connie Kapralos stated she will have a lot to say at the next Code Enforcement Committee meeting.

Gary Gallagher stated Nash in the Ville has cars parking on Route 6 and questioned how they were given a temporary Certificate of Occupancy (CO) when they don't have the necessary parking space. He further stated vehicles are parked on the island, where there wasn't supposed to be any parking. Gary Gallagher stated vehicles were also parking on the grass at the Animal Rescue Foundation location and the newly planted grass is now mud so it's been blocked off. Gary Gallagher stated the Town should pull the CO.

George Castle stated he had the same concern and had spoken to Margus Laan. He further stated that Margus Laan had informed him conversations are taking place with Mayor Sekorski and the Interim Zoning Enforcement Officer; a brief discussion followed regarding the parking options at the Terryville Fairgrounds and Lake Winfield.

Connie Kapralos stated a new Attorney is also involved with this issue.

Town Councilwoman Sue Boilard stated the Mayor held a meeting today with Attorney Salvatore Vitrano, the Public Works Director Joe Sopczneski and the Police Chief regarding this issue; a brief discussion followed.

Gary Gallagher stated he had visited the Oakwoods project, 9 Scott Road, Terryville, and noted the landscaping was finished, the parking lot was done, the appliances were in and an office was set up.

Margus Laan stated the future plan is for three additional buildings with 12 units, which will be privately financed. He further stated the total project was for 59 units with 47 of them being financed by CHFA.

When questioned by George Castle, Gary Gallagher stated he had heard Oakwoods would be renting by the end of the summer.

When questioned by Connie Kapralos, Margus Laan stated there was an agreement with the neighbor on how to do the fencing around the pond that was requested; a brief discussion followed.

When questioned by Gary Gallagher, Margus Laan stated Oakwoods has their own special Building Inspector which was part of the contract, noting he sends reports to the Town Building Inspector. He further stated due to the large size of the project; the Town Building Inspector would not have been able to handle the Oakwoods project along with his regular work.

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

When questioned by George Castle, Margus Laan stated he has not visited the Prospect Street School since the Commission had taken the tour.

Connie Kapralos stated she had heard they were not doing any work per what the neighbors were saying.

Stanley Klaneski, 20 Prospect Street, Terryville, stated work was taking place inside the building, and they were leveling/grading out in the back of the property where the parking lot is located. He further stated they had placed a couple of trailers on the field; they had taken some topsoil off and piled some of it up and also hauled some off the property, including debris from different areas. Stanley Klaneski stated Ryan Geddes had offered to let him see what was happening on Saturday and he had taken him up on the offer. Stanley Klaneski stated some storm drain sewers were also installed. He further stated at this time, they were not doing anything on the field property and briefly elaborated.

Adjournment

There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Connie Kapralos made a motion, seconded by Planning and Zoning Commissioner Jim Klaneski, to adjourn at 8:31 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale

Patricia A. Hale

Recording Secretary