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Planning and Zoning Commission

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Minutes

May 14, 2026

Call to Order: Planning and Zoning Commission Chairman George Castle called the May 14, 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 April 23, 2026

Jim Klaneski made a motion, seconded by Sue Murawski, to accept the April 23, 2026, Planning and Zoning Regular meeting minutes as presented. This motion was approved unanimously.

64 North Harwinton Avenue/Assessor Parcel Number 029-018-016; Construction of New Cold Storage Building at the Richards Corporation Compound; Property Owner/Applicant: Richards Corporation, Dennis Doyle; Engineer: Robert Green Associates LLC

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64 North Harwinton Avenue Richards Corporation Cont'd.

Dennis Doyle stated Richards Corporation is proposing a new 96 foot by 40 foot building on the left hand corner of the 64 North Harwinton Avenue, Terryville, property. He further stated the building will be used for storage, noting this will eliminate unsightly Conex boxes and hoop buildings. Dennis Doyle stated there were some concerns about water but there shouldn't be, noting the water would continue to run exactly in the same place as it does now. Dennis Doyle stated the water would run in the northeast corner with the drip edges off the side as designed by Robert Green Associates. Dennis Doyle stated the water will run in and flow out in the exact same place Richard's Corporation's water runs from and the Town of Plymouth's water from the water tower.

Margus Laan stated Richard's Corporation has its headquarters on the east side of North Harwinton Avenue (#64 and #72). He further stated approximately one year ago a proposal from Richard's Corporation came before the Planning and Zoning Commission to expand their corporate headquarters office building whereby they added a wing in the back with a second level located on the northern parcel. Margus Laan stated that technically speaking, the two lots are legally separate entities owned by legally separate corporations however, it is the same people who sit on the board and pull all the strings. Margus Laan stated the proposal has to do with their southern lot #64, where they have the construction yard, which is basically gravel, dirt, and millings. Margus Laan stated they want to build a storage building which would not have electricity, water or a bathroom; a brief discussion followed.

Margus Laan stated the application went to the Zoning Board of Appeals because the proposal was if they followed the rear setback line, they would have to be 50 feet from their eastern rear border which means 50 feet pushed into the property. Margus Laan noted they had asked for a variance placing it just 10 feet from the property line and they got the approval from the Zoning Board of Appeals. He further stated they are present tonight for site approval. Margus Laan stated drainage was discussed at the March Zoning Board of Appeals meeting. Margus Laan displayed the plans that included the Public Works Director's note which stated the following "*river washed stone splash pad or equal front and back 48 feet x 18 inches*" be put onto the plans with the lines of drainage gravel areas. Margus Laan stated there were two drawings; one the way the site plan was designed by Robert Green and Associates and the other drawing was whereby he took the building footprint and imposed it on a site plat that was vacant and put it on the 50 foot set back line to show how much it actually came in. Margus Laan stated he also included the neighboring properties showing the topography lines in the packs and briefly elaborated.

Dennis Doyle stated if they put it at the 50 foot set back it he would have to back his low beds off North Harwinton Avenue, noting it's a problem when school is released. Dennis Doyle stated he won't drop an ounce of water on any neighboring properties; it will continue to go to the same exact rip rap plunge pool in the back corner, which is the same place where the Town's property comes off of for the water tower and goes down to the old Armbruster's wetland.

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64 North Harwinton Avenue Richards Corporation Cont'd.

When questioned by Gary Gallagher, Dennis Doyle stated the building will be a pole barn that will be built by the Amish and will be closed in. He further stated that it will be the same color as his shop, noting it will blend in nicely with the property. Dennis Doyle stated he wants his Town to look nice, so he is building something nice on his property.

Joanne Tichon, North Harwinton Avenue, stated her lower field borders Lauretano's and Richard's Corporation land and questioned if Dennis Doyle was going to put in a French drain.

Dennis Doyle stated water will be going to the same exact location as it has been for the past 50 years, noting it does not go on Joanne Tichon's property.

When questioned by Mike Gutowski, Dennis Doyle stated the building will not have gutters.

When questioned by Gary Gallagher if Joanne Tichon had a problem with water now, Joanne Tichon stated she did not, and noted the lower field is a little wet so she is wondering where the water will be going.

Dennis Doyle stated that his yard has a stone wall and is at least three feet below her field property.

When questioned by Margus Laan, Joanne Tichon stated she does not have wetlands on her property but there is some wetness on it in the springtime.

Jim Klaneski made a motion, seconded by Mike Gutowski, to approve the Site Plan as submitted for 64 North Harwinton Avenue/Assessor Parcel Number 029-018-016; Construction of New Cold Storage Building at the Richards Corporation Compound; Property Owner/Applicant: Richards Corporation, Dennis Doyle; Engineer: Robert Green Associates LLC. This motion was approved unanimously.

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

Attorney Robert Smith stated he was representing the Applicant/Property Owner Richard Devino, noting he had prepared a memo and documentation which he distributed to the Inland-Wetlands Commissioners. noting they are looking for site approval. Referring to the distributed A2 Survey, Attorney Robert Smith stated they are looking for recognition this is for a non-conforming use for automotive related business and Mr. Devino's LLC is looking to get a license for used car sales on the property.

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48 Railroad Street, Plymouth, Cont'd.

Margus Laan stated in order for Richard Devino to get the license for used car sales, and the license is needed in order to sell and actually deal with the vehicles, he needs to have Zoning approval (which in this situation is the Planning and Zoning Commission).

When questioned by Jim Klaneski, Margus Laan stated the property is a business use located in the R40 Zone and provided a brief background on the property. Margus Laan stated the street is narrow and is a very woody area which is not suitable for business use. Margus Laan stated he has been working with the applicant and has been giving him direction on how to put an application together. He further stated that he had spoken to the property owner noting he had told him he needed his approval and what the property owner does, as well.

When questioned by Jim Klaneski, Richard Devino stated the two trailers to the south of the building belong to the people that own the property, noting it's their leftover equipment from their landscaping company

Margus Laan stated that he will have the Zoning Enforcement Officer look into the trailers.

Jim Klaneski stated Richard Devino is currently registered with the Secretary of State Office as an automotive repair shop, noting the Commission would want 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. Jim Klaneski further stated Richard Devino is currently registered for a repair garage and noted the Commission does not want general garage repairs activity taking place on this property. Jim Klaneski stated he would like the registration modified before the Commission approves the change of business.

Richard Devino stated he would only be doing repairs on the cars that he sells.

When questioned by Connie Kapralos, Richard Devino stated he will be changing oil (and other fluids) on the vehicles, noting it is part of the used car approval from the Department of Motor Vehicles, and they have to have contained units for all fluids and briefly elaborated.

When questioned by Connie Kapralos, Richard Devino stated he doesn't have signage however the hours of operation will be shown on the door.

Jim Klaneski made a motion, seconded by Mike Gutowski, to approve the modification for 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, with the stipulation that before opening the shop for business Robert Devino changes the NAICS Code 44120 for Used Car Dealers. This motion was approved unanimously.

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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 provided the past history on 10 Agney Avenue, Terryville, noting the owner wants to split two units so the change would be from 18 units to 20 units. He further stated the Zoning Board of Appeals had approved the resizing and it became a commercial building. Margus Laan stated Planning and Zoning the complex in 1990 when it went from 16 to 18 units with 40 parking spaces. Margus Laan noted the State regulations say the Town cannot require as many spaces. Margus Laan will ask for input from the interim Building Inspector. Margus Laan stated the Tax Collector has spoken to former Assessor Rae Ann Walcott noting the property card would have to be modified so that the project is going from 18 to 20 units and the assessment will also change and briefly elaborated. Margus Laan stated procedurally speaking, there are blight issues including the need for a dumpster, as well as the taxes that need to be taken care of and paid.

Connie Kapralos stated the units need to have a second egress, as well as each unit needed a second door from the porches. Connie Kapralos stated this property went before the Code Enforcement Committee for rodent issues, which also needs to be addressed; a brief discussion followed.

George Castle stated Jacob Kolko needs to meet with Margus Laan and also will have to appear before the Planning and Zoning Commission again so there will be no action taken tonight.

Request for Determination of Use – Equivalency of Uses in I-1 Industrial District; request of Attorney James Ziogas

Margus Laan stated he believed approval for this request could come in under the Special Permit approval that was previously done for a Hair Salon because they function the same way even though they're doing different things. He further stated the zoning regulations say if it's not specifically allowed then it's not approved but there are situations where a determination can be made by the Planning and Zoning Commission to allow in Section 1F3 noting it reads as follows: *"Where a proposed use is not clearly permitted nor clearly prohibited in a zoning district by these regs the Commission shall make the determination as to whether the proposed use is permitted in that district by right, by special permit or is prohibited"* and that is what he is asking everyone tonight. Margus Laan stated if someone were to come in for a Nail Salon he feels they do not need to get a Special Permit; they could come in under the Special Permit approval that was previously done for a Hair Salon because they function the same, even though they may be doing different things. Margus Laan stated if the Zoning Regulations say if it is not specifically allowed it's not approved but there are situations where a determination can be made by the Planning and Zoning Commission as stated in Section 1F3.

Mike Gutowski stated a truck and a bus are the same thing to him.

Request for Determination of Use-Equivalency of Uses in I-1 Industrial District Cont'd.

When questioned by Mike Gutowski if they planned on storing buses there, Margus Laan stated they would come in with buses and store them, and have people put the buses on and to some extent they would be doing a certain amount of maintenance and watching over them but the details how it will operate will be up to the Planning and Zoning Commission to approve.

George Castle stated the site line is pretty good at this location, noting it is a State road.

Jim Klaneski stated the Commission is only interested in equivalency.

Jim Klaneski made a motion, seconded by Gary Gallagher, that the Planning and Zoning Commission recognizes the equivalency of use in Industrial 1 Industrial District between a bus terminal and a truck terminal. This motion was approved unanimously.

Large Scale Solar Moratorium-Six Months Remaining

Connie Kapralos stated she looked the project up online yesterday, noting that all the projects that came before and after Plymouth's were approved, however Plymouth's project still did not have an answer.

George Castle stated if the CT Siting Council approves putting the solar array on the hill in question, they will approve placing one anywhere. He further stated it was made known that if the proposed solar project for Preston Road catches on fire the Fire Department will not go in to extinguish it. George Castle stated another problem is where do the outdated panels end up in 20 years, noting it is also a major issue.

Connie Kapralos stated it cost the Town money when solar panels were put on the High School roof because the panels had to be removed to do roof repair. Connie Kapralos stated fires at solar sites are also under reported because there is no label for them.

Margus Laan stated he had provided the Commissioners with Jim Klaneski's notes. Margus Laan stated he had also included three newspaper articles from the Republican-American and the CT Mirror.

Connie Kapralos stated the Republican-American had a big article on solar projects, which she had given to Margus Laan.

Margus Laan stated there are six months remaining for the moratorium, so he is recommending this issue be discussed at every Planning and Zoning Commission meeting moving forward. He further stated Special meetings can be held if needed.

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

George Castle requested this issue be included as an agenda item on every Planning and Zoning Commission agenda.

Jim Klaneski stated a lot of towns do not have any solar regulations, noting the State only regulates solar that comes in over 1 megawatt.

Jim Klaneski reviewed the Town of East Windsor's regulations, noting Plymouth should also start off their regulations with a statement that notes it can only regulate solar projects that come in under 1 megawatt. He further stated the Commission may not want solar arrays in any residential zones.

Margus Laan stated the Commission may also not want any solar arrays in the I-3 Zones.

Mike Gutowski noted the State will override Plymouth on any projects over one megawatt.

Jim Klaneski stated they would have to be in support of their own use or something similar, noting this is just an idea.

When questioned by George Castle, Mike Gutowski stated that solar on homes is already allowed because it serves a purpose feeding the home; a brief discussion followed.

Jim Klaneski stated the Commission should have the definition of what a solar energy system is. He further stated if the Commission creates the regulations the Commission won't have to justify it after the fact.

Margus Laan recommended that the Commission consider Steve Trinkaus' recommendations when establishing the regulations, noting in particular that solar panels are impervious and briefly elaborated.

George Castle stated there should also be something inserted regarding the terrain.

Connie Kapralos stated there should also be something about people's wells in the vicinity.

Jim Klaneski stated if we don't allow solar panels in zones R-20, R-40, Village, R-Lake and I-3 zones, then right off the bat we don't have to worry about it because it is not a consideration, they are already covered.

Mike Gutowski stated at that point we would be limiting it to commercial or industrial areas; a brief discussion followed regarding aquifers.

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

Margus Laan stated his concern regarding the I-3 zone would be if a property owner decided they would fill empty space with a solar farm and then let the rail access go to waste, noting it is an asset.

Margus Laan stated Inland-Fuel will be coming before the Planning and Zoning Commission to show their proposal to redo and expand their rail tracks, noting they will be heard at a formal presentation before the Inland-Wetlands Commission on May 20th.

Jim Klaneski stated he also had recommended that solar energy projects to be built in the other zones will be considered as long as the energy production is accessory use to the business or industrial use of the site. He further stated in other words it's in support of the commercial business that is there; a brief discussion followed.

Jim Klaneski stated he will begin his recommendations with the solar regulation that Margus Laan wrote, and the Town adopted in 2014 and make changes. It was noted that Margus Laan will send copies of what he wrote to all the Commissioners.

Melanie Church, 328 Main Street, Terryville, recommended imposing a heavy fine on the owner after 10 days if they don't remove the panels.

Referring to the past High School solar panel issue, Connie Kapralos stated the regulations should follow the next person should the ownership be flipped.

Jim Klaneski requested Connie Kapralos write something up on this issue for the next meeting.

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

Gary Gallagher stated the first weekend Nash in the Ville was open, there was parking all over the sod and islands where there wasn't supposed to be any, as well as on the neighboring property.

Margus Laan stated the Mayor was working with the Owner Randy Olmstead, as well as with the neighbor Animal Rescue Foundation (ARF) on working an arrangement for the parking. He further stated the Mayor and the Zoning Enforcement Officer were also working on providing parking adjacent to the site. He further stated Nash in the Ville will need to come before the Planning and Zoning Commission regarding the neighbor behind the property for site line approval for the employees to park in that area of the neighbor's land.

George Castle stated we want to work with the businesses, noting it needs time to work out the problems and noted the owner was looking at options and briefly elaborated.

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George Castle stated his major concern was that there is no site line to the left coming down Town Hill Road and felt there should be a traffic light there.

Connie Kapralos stated the Fire Marshal had told her that the temporary Certificate of Occupancy issue to Nash in the Ville was good for 180 days and the Fire Marshal checks it weekly to ensure it is being worked on.

Connie Kapralos stated there were two unregistered damaged cars in the former Walgreen's parking lot where the bank's drive-thru was located. She further stated the vehicles windows were totally smashed, noting the Police Department had told the owner the building needed to be boarded up. Connie Kapralos stated this issue had come up a the Code Enforcement Committee last week.

George Castle stated the Mayor was working on the issues at the plaza with the Zoning Enforcement Officer and the Building Inspector.

Adjournment

There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Mike Gutowski made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to adjourn at 8:55 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale
Patricia A. Hale
Recording Secretary