

EXHIBIT A1

Town of Plymouth
80 Main Street
Terryville, CT 06786
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Planning and Zoning Commission
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Minutes

April 24, 2025

Call to Order: Planning and Zoning Commission Chairman George Castle called the April 24, 2025, Planning and Zoning Commission 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 Member Michael Gutowski, Planning and Zoning Member Jim Klaneski, and Planning and Zoning Member Sue Murawski. Also in attendance were Zoning Enforcement Officer Scott Eisenlohr, and Director of Planning and Economic Development Margus Laan.

Fire Exit Notification

Planning and Zoning Commission Chairman George Castle noted the Fire Exits for the Real Estate Committee Members and the Public Audience.

Pledge of Allegiance

Planning and Zoning Commission Chairman George Castle led the Real Estate Committee and the Public Audience in the Pledge of Allegiance.

Public Hearing

No report.

Regular Meeting: Public Comment; New and Returning Business; Deliberation and Decision on new and Returning Business; Other Business, Announcements and Commission and Staff Discussion:

No report.

Public Comment: Requested limit of no more than 3 minutes in duration; public comment is for non-agenda topics, agenda related comments need to be made during the discussion of the application for inclusion in the record

No report.

Review, deliberate and motion and vote to approve, to amend or to reject the minutes of February 27, 2025, Regular Meeting.

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Acceptance of Minutes February 27, 2025 Cont'd.

Planning and Zoning Commissioner Michael Gutowski made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to accept the February 27, 2025, Regular meeting minutes as presented. This motion was approved unanimously.

Request set date for Public Hearing-Application of James Cerkanowicz-VEROGY, for large scale ground mounted Solar Electric System per Section 6.Z Solar Electric Energy Systems at 270 Preston Road/Assessor Parcel Number 021-012-013E-1, property of Peter Tonn, Recommended date May 22, 2025.

Margus Laan stated Peter Tonn's property is six plus acres, and he would like to turn his old, abandoned apple orchard into a Solar Panel Project to generate electricity, which will go into the grid. He further stated Peter Tonn, in turn, will receive a fee. Margus Laan stated this would be a commercial system, and it would not be for Peter Tonn's home. Margus Laan stated in terms of size it is just under one million (1 megawatt) noting one million and above would force the project to be reviewed by the Connecticut Siting Council per Melanie Bachman, CT Siting Council Executive Director and briefly elaborated.

Margus Laan stated it is a ground mounted system, and it is extensive. He further stated a preliminary meeting was held with Peter Tonn's Engineer, Zoning Enforcement Officer Scott Eisenlohr, Public Works Director Carl Johnson, Fire Marshal Ray Kovaleski and himself. Margus Laan stated there is one neighbor immediately to the west of the property who has telephoned the Land Use Office several times and is very upset about the project.

Planning and Zoning Commission Chairman George Castle stated there are a lot of other neighbors located on Old Farms Road that are also upset about the proximity of the proposed solar project near their homes, and that is the reason for holding a Public Hearing.

Zoning Enforcement Officer Scott Eisenlohr stated this solar system will be 7.25 acres in size, noting it is shown on the previously distributed plan.

Margus Laan stated the property is located in a residential zone but is allowed under the zoning regulations passed for solar in 2015/2017 to allow ground mounted but only under Special Permit, and this would be a Special Permit that will require a Public Hearing and briefly elaborated.

Margus Laan stated he asked Public Works Director Carl Johnson how this project should be reviewed, and should we ask the applicant to pay for the cost of a consultant and have the consultant do the engineering review or would he/Carl Johnson be comfortable doing the engineering review himself. He further stated Carl Johnson is aware of the project however he has not heard back from him as yet. Margus Laan stated he did send the project narrative and drainage report to Carl Johnson.

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Public Hearing-Application of Jame Cerkanowicz-VEROGY Cont'd.

Planning and Zoning Commissioner Jim Klaneski questioned if the project were by Special Permit what things the Commissioners would take into account, i.e., the field being in public view, etc.

Margus Laan stated if the situation warranting of the proposal doesn't work for particular reasons it can be denied, i.e., the drainage is too steep a site, too many panels, etc.

Margus Laan stated it was his understanding the panels change the way water flows noting it is concentrated and not falling equally and briefly elaborated.

Margus Laan stated legal ads need to be run and he would like to contract out for some input and get responses to comments and questions. He further stated should the project be approved, there may be changes that would need to be enacted, i.e., project scale back, modifications, etc.

When questioned by Planning and Zoning Commission Chairman George Castle, Margus Laan stated he was unsure if large solar fields emit a humming noise.

Planning and Zoning Commissioner Jim Klaneski made a motion, seconded by Planning and Zoning Commissioner Michael Gutowski, to schedule a Public Hearing on May 22, 2025, for James Cerkanowicz-VEROGY, for a large scale ground mounted Solar Electric System per Section 6.Z Solar Electric Energy Systems at 270 Preston Road/Assessor Parcel Number 021-012-013E-1, property of Peter Tonn. This motion was approved unanimously.

Discussion on Plan of Conservation and Development

Margus Laan distributed copies of his new Plan of Conservation and Development noting it is one chapter with a basic approach. He further stated the due date is Jun 2025. Margus Laan stated he did his research and looked at how much the Town has developed; how much was left to do and what are the Town's options. Margus Laan stated one of the items that is always addressed in a Plan of Conservation and Development is Affordable Housing. Margus Laan stated he tried to relate the Affordable Housing to the Town's tax base. He further stated he was trying to show the Town is modest when it comes to household incomes, noting the Town's average is 47.5% or less than \$75,000 according to the census numbers and elaborated at length on the statistics and requirements to meet Affordable Housing.

Jim Klaneski stated that he felt the most helpful thing Margus Laan did with his report was to show the comparison with neighboring towns.

Margus Laan stated the Town of Plymouth is approximately 14,000 acres/28.7 square miles noting 1,000 of those acres are owned by the State of Connecticut, specifically Mattatuck State Forest and some land surrounding Lake Plymouth.

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Discussion on Plan of Conservation and Development Cont'd.

When questioned by Planning and Zoning Commission Chairman George Castle, Margus Laan stated the Mayor and the Town Council were aware of the Plan of Conservation and Development, noting he sent it to them last week but has not received any comment back as yet.

When questioned by Planning and Zoning Commission Chairman George Castle, Margus Laan stated the Plan of Conservation and Development will be useful to the Planning and Zoning Commission because it will show the volume of the Town's development, it will show what the Town's development options are, it will show where the available land is located and where to look for it. He further stated it will help to recognize that the land that is showing may not be that easy to develop, noting land is a limited commodity and the value will always go up.

Planning and Zoning Commissioner Jim Klaneski stated another angle would be to increase the value of the property the Town has by making the Town a more attractive place with better education, more activities and a more attractive downtown.

When questioned by Planning and Zoning Commission Chairman George Castle regarding the \$1.7 million CIF Grant from the State, Margus Laan stated the goal is to improve downtown and make it a place where people want to visit. He further stated retail, as a basic activity, is becoming much more difficult to do because people order online with Amazon and have the item(s) shipped directly to their homes. Margus Laan stated the Town can still have destinations that become alive because they stand out and provide people with a destination to visit. Discussion took place regarding the development of the former Eagle Lock building, Prospect Street School and the Walgreen's Plaza. It was noted the Eagle Lock building has a lot of potential; the Main Street/Baldwin Park area also has potential; the previous plan for the Prospect Street School is still in place with the new Buyer and the former Walgreen's Plaza is being handled by the Tax Collector and Attorney for back taxes owed.

Margus Laan stated Goman and York Consultants had come up with ideas on how to try to market and change the image of the Town by providing development opportunities and sprucing things up; a lengthy discussion followed.

Planning and Zoning Commission Chairman George Castle stated Margus Laan had done a great job with the Plan of Conservation and Development.

Margus Laan stated he needs to put additional information together, including more action items, and hopefully the Commission likes what he has when he is finished.

When questioned by Planning and Zoning Commissioner Jim Klaneski regarding the process for getting the new plan into place, Margus Laan stated the plan has to have a Public Hearing on it.

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Discussion on Plan of Conservation and Development Cont'd.

Margus Laan stated the Regional Planning Agency also has to give their input, and then it gets submitted to the Office of Policy and Management by the June 2025 deadline.

Commission Discussion, Staff Discussion and Other Items before the Commission

Margus Laan stated the WASP building in Plymouth was downsizing and moving to Bristol, CT. He further stated an interested party had contacted him and questioned if he could put a mix-use in the building, noting it would be commercial downstairs and residential upstairs. Margus Laan stated he informed the interested party that the Town had just approved the mix-use. Margus Laan stated the building is in a good location and briefly elaborated.

Planning and Zoning Commissioner Sue Murawski questioned if the building had any historical significance.

Planning and Zoning Commissioner Jim Klaneski stated the upstairs was gorgeous upstairs and there used to be a ballroom on the second floor.

Other items may properly come before the Planning and Zoning Commission.

No report.

Adjournment

There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commissioner Michael Gutowski, to adjourn at 8:09 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale
Recording Secretary