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POSTING NOTICE
THE OFFICE OF THE TOWN CLERK
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TOWN OF PLYMOUTH

Plymouth, Connecticut
For Posting on September 27, 2023

PROPOSED AMENDMENT TO THE ZONING REGULATIONS
OF THE TOWN OF PLYMOUTH

TO AMEND ARTICLE 4. ADD NEW SECTION K.
TO ENACT MORATORIUM ON PETITIONS / APPLICATIONS
TO CHANGE FIRST FLOOR COMMERCIAL SPACE TO RESIDENTIAL
DWELLING USE IN ZONE TITLED "VILLAGE DISTRICT",
TOWN OF PLYMOUTH

Public Hearing Scheduled for October 12, 2022, Special Meeting,
Town Hall 80 Main Street, Terryville, Connecticut

Petition of the Planning & Zoning Commission

The Planning & Zoning Commission of the Town of Plymouth has scheduled a Public Hearing for the evening of Thursday, October 12, 2023 for the presentation of and debate concerning the enactment of a Moratorium on Special Permit Applications to change First / Ground Floor Commercial Space to First / Ground Floor Residential Dwelling Unit(s) in any building located within the zoning district titled "Village District" (designated C-VILLAGE), for the area as defined by the Zoning Map allowed per Sections 6.T.3 and Section 6.T.4. of the Zoning Regulations, the regulations for Village District. No application / petition will be accepted or heard by the Planning & Zoning Commission during the period of the Moratorium. The suggested duration for the Moratorium is nine twelve months; specific time period and beginning and end dates will be set by the Planning & Zoning Commission.

The purpose of the proposed Moratorium is to protect the supply of commercial space in the Village area of Terryville, Plymouth's historic town center, during the critical period of the development of the Plymouth Community Investment Transformational Plan. Retail and office space are critical parts of the

component mix, which when melded together with residential, social and recreational components, fuse to make a town center that is vibrant. In decades gone by, the Village in Terryville was a vibrant place; it is not one now, a victim of economic and social trends. The Town of Plymouth wants Terryville Center to be vibrant again. To that end, the Town of Plymouth, via efforts of the Community Investment Fund Ad Hoc Committee, has embarked upon a program to re-establishment the vibrancy that once was, by commissioning the development of the Plymouth Community Investment Transformational Plan (The Plan). The planning firm of Goman + York has been hired to create the needed strategies that will be outlined in the Plymouth Community Investment Transformational Plan. The Town has also retained Connecticut Main Street Center to assist in management of the Village. The Plan will evaluate and develop strategies, the aims of which are economic vitality and the re-establishment of Terryville Center as the social and commercial hub of the Town of Plymouth. The Plan period will encompass Town Officials, members of Commissions, Boards and Committees, Town Staff, the firm of Goman + York and Connecticut Main Street Center working together, in the evaluation of the Town and development of strategies to foster economic vitality and the re-emergence of the Village in Terryville as a thriving, vibrant center in the Town of Plymouth. The Town does not want to lose further first / ground floor commercial space to residential use while the Plan is being developed; knowing how important commercial space is in the chemistry of town centers and knowing that the loss of commercial space, given current economic conditions, is likely to be permanent. To protect and preserve the resource of first / ground floor commercial space in Terryville, the Planning & Zoning Commission has proposed the above described Moratorium, that bars the submission of petitions to the Planning & Zoning Commission for Special Permit to authorize conversion of first floor commercial space to residential dwelling unit(s).

Issued & Posted by Land Use Department of Town of Plymouth
Town Hall 80 Main Street, Terryville, Connecticut 06786

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Stella Kowalski
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