

TOWN OF PLYMOUTH
PLANNING COMMISSION AND
ZONING BOARD OF ADJUSTMENT
MAY 5, 2026 MINUTES

The May 6, 2026 meeting of the Plymouth Planning Commission and Zoning Board of Adjustment was called to order at 6:00 PM.

Board members in attendance were Bruce Pauley, Mike Scmillio, Jeff Sailer, Jay Kullman, Keith Cappellini, and Anne Brown. Frank Vetere attended the meeting via Zoom.

Audience attendees were Nick and Janne Pedemonti, Debra Pelkey, Rafal Wrotniak, Richard Ruggiano, Andrew Field, Maribel Araujo, and Cindy Harden. Attending via Zoom were Craig Pedemonti and Marta Wojcik., and someone identified as 860-638-9547.

Chairman Bruce Pauley asked if there were any additions or changes to the agenda. There were none. Next, Mike Scmillio moved to approve the minutes of the April 7, 2026 meeting. Jay Kullman seconded the motion. All were in favor.

Bruce spoke to the audience regarding the rights of Interested Parties to participate in a hearing through oral or written testimony of a concern related to the subject of a hearing. He stated anyone who participates shall be required to do so under Oath. An interested party who has participated in a proceeding may appeal a decision of the Planning Commission to the Environmental Division of the Vermont Superior Court.

The first hearing was for Considerably Green, LLC for a Rural Small Enterprise. Andrew Field and Maribel Araujo appeared before the board, as property owners. Andrew spoke to the development of an outdoor wellness business, Outsi Forest Bathhouse, located at 1394 Messer Hill Road, Plymouth. He described the facilities of a wood fired sauna, cold plunge pond, and wood fired hot tub, steam shower and lounge. They provide 3-hour sessions, with 1 hour in between sessions, for up to 8 people per session. He stated the usual number of people for a scheduled session is only 2-4 people.

Their sessions begin at 10:00 AM, with the last booked session at 6:00 PM. Therefore, the ending time for the last session would be no later than 9:00 PM. All sessions must be booked in advance, with alternative parking arrangements for large groups.

Andrew explained they can provide parking for up to 4 vehicles, in the upper part of their driveway. They have made arrangements with the Plymouth Cheese Factory for attendees with more than 4 cars to park in the parking lot across from the cheese factory. In that case, Andrew would arrange to meet the attendees and transport them up Messer Hill to their property.

Board members questioned the parking space at the top of their drive and whether alcohol would be allowed during their business hours. Andrew stated no alcohol would be allowed. He explained the health and wellness aspects of their business, and the danger of mixing alcohol consumption with the sauna, cold plunge, hot tub experience. The only employees are Maribel and Andrew. They will be operating this business from October thru the winter months, until snow melt.

Interested party, Cindy Harden, spoke to the board regarding her concerns regarding a business located in a residential area, resulting in higher traffic and noise. She stated that having talked with the owners and being reassured regarding their hours of operation and the scope of their business, she supports their efforts.

With no further questions, the hearing was closed at 6:20 PM.

The second hearing was for Rafal Wrotniak and Marta Wojcik, who own property located at 1275 Route 100, Plymouth. Mr. Wrotniak reviewed the history of their zoning applications. They previously appeared before the Planning Commission on November 2, 2021 to request Conditional Use approval to build a 24' x 40' garage with a storage loft. Approval was granted on November 11, 2021. A certificate of Compliance was signed by Zoning Administrator, Jim Allen, on November 28, 2023.

On June 18, 2024, an application was submitted by the owners for a garage with second story apartments. Jim Allen reviewed the application on July 10, 2024, and referred it to the Planning Commission for a Conditional Use hearing. That application was misplaced and not received by the Planning Commission.

That application was found in March, 2026. Two years had passed since it was originally submitted, so a new application was requested from the property owners and was received on April 8, 2026, and referred to the Planning Commission by Zoning Administrator, Jim Allen, on April 14, 2026.

In an email dated April 2, 2026, the Town Clerk stated that the Zoning Administrator spoke to the owners by phone on April 1, 2026 and told them "We need documentation of the Waste Water Permit to be sure the additional bedroom count is supported by the approved septic".

Mr. Wrotniak spoke to the board regarding the change to the garage from a second story storage area to a two bedroom apartment, with separate outdoor stairs and keyless entry pads.

He stated the Fire Marshall inspected the apartments in 2024. They were required by the Fire Marshall to change windows to meet egress standards and add an extra layer of dry wall between the two bedrooms in the garage.

In a letter, dated April 2, 2026, the property owners wrote "We bought the property in March 2021 with a four- bedroom house and appropriate septic tank with four-bedroom capacity.

Upon purchase, we decided to remodel the outdated house, and we changed its concept to an open space concept with two bedrooms.

In the same year we applied for the garage building permit. We used the remaining two-bedroom capacity of the septic tank to add the two - bedroom living space above the garage."

According to the property card, the house was constructed in 1980. There is no record of a Waste Water Permit on file. Vermont provides a "Clean Slate" exemption for Waste Water systems built before January 1, 2007, that have not been modified or failed.

Board members questioned the adequacy of the existing waste water system, in light of the fact the owners moved 2 bedrooms from the house into the second story garage, and will be renting the space. The existing septic system was altered when the waste water and grey water pipes from the garage were inserted into the existing system.

Bruce Pauley stated it is up to the State Department of Environmental Conservation to certify the existing waste water system is adequate to meet the requirements necessary for STR use.

He explained that recently submitted photos of existing bedrooms do not show the interior of the house completely. He stated the best way to address this would be to make an appointment to meet with the Assessor or the board, to review the house and garage. The board cannot make a decision without an inspection. Mr. Wrotniak complied with this request.

Next Interested Parties spoke in person and by Zoom. Nick Pedemonti was present as an Interested Party. He owns the property at 1235 Route 100 which is directly below the Wrotniak property. He stated there are 2 main concerns for his property.

The Wrotniak property had been abandoned for years. During those years they never had issues with rain water run-off, as trees and vegetation acted to slow the run-off and divert it away from directly falling on his property below.

Now when it rains, water from the driveway above flows down to fall on the roofs of his buildings and flows under the house. After a heavy rainfall, their yard is flooded. They are concerned for their well and waste water system during these floods.

Also, after winter snow plowing, gravel from the driveway above has to be shoveled away from the exterior wall of his house.

In addition, another major concern is the capacity of the Wrotniak waste water system to handle Short Term Rental use.

Bruce Pauley asked Mr. Wrotniak what has changed. He explained that vegetation has been removed that formerly diverted surface rain water.

Next Mr. Richard Pedemonti, attending by Zoom, spoke about the 6-8" of standing water on his property after a rainfall. He stated a solution to this problem is to divert the water from its current path to the north west side of the driveway. He feels the new construction has caused the loss of the natural water way that existed prior to the construction of the garage.

He strongly stated that he opposes the property being used as a STR and wants to make the Town of Plymouth aware of this situation and asked that we please review everything about this application.

Next Richard Ruggiano participated as an Interested Party, concerned about the Wrotniak property set back from Lake Amherst. He is concerned about water flowing into the lake. Board members explained the ditching along the west side of Route 100 diverted water run off from the steep hillside.

Bruce Pauley explained that these rainfall drainage issues are not in the purview of the Plymouth Zoning Ordinance and therefore cannot be addressed by the Planning Commission. He acknowledged the issues are serious and urged both neighbors to seek a resolution that could prevent damage and provide relief to the lower property owners. He stated this hearing will be tabled until the board receives confirmation regarding the number of bedrooms in the house and garage and a statement from the Regional Office of the Department of Conservation regarding the adequacy of the existing waste water system.

This hearing ended at 6:50 PM.

The board began deliberations on the application from Considerably Green, LLC for a Rural Small Enterprise at 1394 Messer Hill Road.

As stated on their zoning application, the Rural Small Enterprise is called Outsi. It is a wellness company that offers private groups up to 8 people a Nordic Spa experience. They meet the Conditional Use Standards of a Rural Small Enterprise and the Home Occupation Standards, as stated in our Zoning Ordinance.

The board discussed the owners request to erect a directional sign near Messer Hill Road, with the business name and an arrow pointing to the parking area. The sign must be visible, but far enough from the road to allow plowing. The owner's concern is to help people new to the area, see the sign before driving past it, to avoid patrons having to turn around in someone's driveway.

The board suggested limiting the size of the sign to 3 square feet, placing it in a visible place, allowing room for town snow plows in winter.

Anne Brown made a motion to approve the application with conditions stated regarding the sign. Jay Kullman seconded the motion. All were in favor.

Regarding the tabled application for the Wrotniak property located at 1275 Route 100, the board stated the information needed to resume the hearing is confirmation from the Assessor regarding the configuration and number of bedrooms in the house and garage and a statement from the state Department of Conservation to verify the modified septic system as being adequate for the planned use of the property.

Jeff Sailer made a motion to adjourn the meeting at 8:00 PM. Anne Brown seconded the motion. All were in favor.

Respectfully submitted, as draft,

Elaine Pauley
Secretary
Plymouth Planning Commission