

Town of Plymouth
80 Main Street
Terryville, CT 06786
www.plymouthct.us

Inland-Wetlands Conservation Commission

Tel: (860) 585-4043
Fax: (860) 585-4015

Minutes

September 17, 2025

Call to Order: Inland-Wetlands Commission Vice Chairman Dean Ferrante called the September 17, 2025, Inland-Wetlands Conservation Commission Regular meeting to order at 7:00 p.m., in the Assembly Room, Plymouth Town Hall.

Present were Inland-Wetlands Commission Vice Chairman Dean Ferrante, Inland-Wetlands Commissioner Jacob Hoadley, and Inland-Wetlands Commissioner Michael Maffia. Excused Absence: Inland-Wetlands Commissioner Nate Brown, and Inland-Wetlands Commissioner Corey Finke. Also in attendance were Director of Planning and Economic Development Margus Laan, and Town Council Liaison Anthony Roveto.

Pledge of Allegiance

Inland-Wetlands Commission Vice Chairman Dean Ferrante led the Inland-Wetlands Commissioners and the Public Audience in the Pledge of Allegiance.

Approval of Agenda Review

Inland-Wetlands Commissioner Michael Maffia stated he wanted to table the new Applications until next Inland-Wetlands Commission meeting because he had difficulty opening all the emails and reading the plans. He further noted the State of CT had an entire division down today, and there were issues earlier this week as well.

When questioned by Margus Laan, Inland-Wetlands Commissioner stated he received the emails but was unable to open them.

Inland-Wetlands Commissioner Jacob Hoadley stated he was unable to open the emails as well.

Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Jacob Hoadley, to table all the new Applications until the next Inland-Wetlands Commission meeting. This motion was approved unanimously.

Old/Continuing Applications

For Deliberation and Decision

IWWA 25-7W Public Hearing closed on August 20, 2025

9 Visconte Avenue

Plymouth, CT

Property Owner: Patrick Norton

New Home Construction

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For Deliberation and Decision Cont'd.

Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Jacob Hoadley, to approve an extension, which runs out next week, for IWWA 25-7W Public Hearing closed on August 20, 2025, 9 Visconte Avenue, Plymouth, CT, Property Owner: Patrick Norton, New Home Construction. This motion was approved unanimously.

Inland-Wetlands Commission Vice Chairman Dean Ferrante stated the Commission has approved the extension and questioned if any Commissioners currently had any questions about this this job.

Inland-Wetlands Commissioner Michael Maffia stated there were things he was looking into, noting he did not have clear-cut questions at this time, but he might when he finishes his research.

Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Jacob Hoadley, to table Deliberation and Decision until at least the next Inland-Wetlands Commission meeting. This motion was approved unanimously.

Inland-Wetlands Commission Vice Chairman Dean Ferrante stated he did not have any questions and would not be able to vote on the job because of a conflict of interest

When questioned by Margus Laan, Inland-Wetlands Commissioner Michael Maffia stated his questions may involve new information, noting he has to finish his research and when he does, he will have questions, or it will have cleared up any questions he had.

Margus Lann stated the Public Hearing is closed.

For presentation, Deliberation and Decision-On Hold

Margus Laan stated all of the new Applications have expert assistants for the presentations of the Applications and all were unable to attend this evenings' meeting.

Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Jacob Hoaley, to table Delivery and Decision for new Applications for acceptance for the following: Cooks Commons Realty Corp-Evergreen and Rosewood Phase 2, 42 South Street, Plymouth, CT, Property Owner: Susan McDonald; Lankolga LLC, 26 Container Drive, Terryville, CT, New Construction, Property Owner: Daniel Nemeth; Yvette Wylie, 3 Lynn Avenue, Terryville, CT, Construction 30 x 40 Barn, Property Owner: Yvette Wylie; Faith Wayne, 18 Eastview Road, Terryville, CT, Fix Stone Wall, Property Owner: Faith Wayne and Donna M. St. John; Todd Clark, Clark Land Surveying, LLC, 173 Mount Tobe Road, Plymouth, CT, 9 Lot Subdivision of Assessor Parcel No.093-110-004, Property Owner: Nforty1 LLC. This motion was approved unanimously.

Public Comment (For Non-Agenda Items)

No report.

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Enforcement Report Agent Approvals/Updates

Margus no report, no officer currently

Election of Officers

Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Jacob Hoadley, to table the Election of Officers until the next scheduled Inland-Wetlands Commission meeting. This motion was approved unanimously.

Administrative Matters

When questioned by Inland-Wetlands Commissioner Michael Maffia, Margus Laan stated the packet he distributed is from the Inland-Wetlands Conservation Commission Regulations.

Adjournment

There being no further business of the Inland-Wetlands Conservation Commission, Inland-Wetlands Commissioner Jacob Hoadley made a motion, seconded by Inland-Wetlands Commissioner Michael Maffia, to adjourn at 6:09 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale
Recording Secretary