

Town of Plymouth
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Inland-Wetlands Conservation Commission
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Minutes

January 21, 2026

Call to Order: Inland-Wetlands Conservation Commission Chairman Dean Ferrante called the January 21, 2026, 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 Chairman Dean Ferrante, Inland-Wetlands Commissioner Corey Finke, Inland-Wetlands Commissioner Jake Hoadley, and Inland-Wetlands Commissioner Anthony Roveto. Excused Absence: Inland-Wetlands Commissioner Nate Brown. Also in attendance were Director of Planning and Economic Development Margus Laan, and Town Council Liaison Ray Engle.

Pledge of Allegiance

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

Approval of Agenda Review

Dean Ferrante stated there were no changes to be made to the Inland-Wetlands Commission's January 21, 2026, Agenda.

Acceptance of Minutes Previous Meeting(s): Regular Meeting of January 7, 2026

Anthony Roveto made a motion, seconded by Corey Finke, to accept and approve the January 7, 2026, Inland-Wetlands Commission Regular Minutes as presented. This motion was approved unanimously.

New Applications for Acceptance (None)

No report.

Old/Continuing Applications

92 Schrobach Road/Assessor Parcel Number 019-017-001B—For Development Envelope for Single Family Dwelling and Associated Site Improvements
Property Owner: Roy Bilodeau
Representative: Joe Green, Robert Green Associates LLCC
Discussion: Request of Roy Bilodeau, Property Owner for Retraction of Scheduled Public Hearing, per letter dated January 13, 2026

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92 Schrock Road, Development Envelope for Single Family Dwelling Cont'd.

Dean Ferrante stated he was puzzled when he received Roy Bilodeau's letter, noting he reviewed the Inland-Wetlands Regulations and did not see anything that stated the Commissioners were not allowed to let the public speak at their meetings and at their discretion. Dean Ferrante stated the Commissioners have their reasons for allowing discussion with the public such as having information, as well as keeping the meeting peaceful. He further stated the Inland-Wetlands Commission has had meetings whereby people from the public have had outbursts, have yelled at the Zoning Enforcement Officer, etc. Dean Ferrante stated he takes exception to Roy Bilodeau's statement that allowing the public to speak at the Inland-Wetlands Commission meeting was not proper procedure as outlined in the Inland-Wetlands and Watercourses Regulations of the Town of Plymouth.

Anthony Roveto stated the Inland-Wetland Commissioners had discussed holding the Public Hearing prior to the public speaking and requesting one be held at the January 7, 2026, Inland-Wetlands Commission meeting. Anthony Roveto stated he and Dean Ferrante had walked the property and noted that due to one of the sections between the pond, stream and draining water, the lot clearing, and not exactly knowing where the house would be going, the project was going to have an impact on the wetlands and wildlife in the area. Anthony Roveto stated he and Dean Ferrante had noticed a lot of bear scat, deer droppings, oak trees, and squirrel activity, noting the Inland-Wetlands Commission is also the Conservation Commission. Anthony Roveto stated that he would like to reiterate that he would like to personally see the Public Hearing continued because he feels it's something that is necessary. Anthony Roveto stated that maybe Joe Green and Roy Bilodeau could enlighten him with more information to change his mind but as of right now he would like to have the Public Hearing, noting it is within the rights of the Inland-Wetlands Commission to request one. Anthony Roveto stated he felt the Public Hearing should be held especially because of the fact that two of the Inland-Wetlands Commissioners have not walked the property as yet to survey it and see the slope of the land which would have impact on the small pond and stream.

Margus Laan stated there cannot be a presentation tonight because this evening's meeting is only to discuss the question that the Public Hearing be retracted. He further stated the request was made directly to him however it is not within his authority to make that decision; it is up to the Inland-Wetlands Commissioners.

Dean Ferrante stated the Inland-Wetlands Commission handles a ton of applications with Bob and Joe Green, noting their company is very good, their work is very meticulous, and they are very good at what they do. He further stated the Commissioners always try to help applicants; they are not present to make things hard on the applicants. Dean Ferrante stated the Commission received a partial report back from the Inland-Wetlands Officer (David Elder) who the Town is using and noted that he states it would be in the best interest of the Town to hold a Public Hearing.

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92 Schroback Road, Development Envelope for Single Family Dwelling Cont'd.

Dean Ferrante stated that it is important to know a lot of times the people who attend the Public Hearings are averse to the proposal, however after they speak with Bob Green and Joe Green, they walk away feeling better because they then know what is going to happen if the proposal passes. He further stated that another good thing about holding Public Hearings is that sometimes points are brought up that the Commissioners are unaware of.

Joe Green, Robert Green Associates LLC, stated they are trying to prove and bring up when the Commission schedules a hearing, noting there is a particular check list that has to be followed and his understanding is that the check list wasn't followed. He further stated without necessarily going through section 9.1 in the regulations, which talks about when you should schedule a hearing and convene, Joe Green noted this is a significant activity and from reading the minutes he's not sure this was necessarily done.

Margus Laan stated in Section 9.1 there are three optional determinations that can be made as follows: 1. The Commission shall not hold a Public Hearing on an application unless the Commission determines that the proposed activity may have a significant impact on wetlands or watercourses; 2. A petition signed by at least twenty five persons who are 18 years of age or older and who reside in the municipality which the regulated activity is proposed (noted only one person present who spoke/petitioned) 3. The Commission finds that a Public Hearing regarding such application would be in the public interest.

Anthony Roveto stated he is proposing the first option/determination, in that the proposed activity may have a significant impact on wetlands or watercourses.

Dean Ferrante stated he felt the Commission really doesn't have to have another vote.

Joe Green displayed an overlay map and noted that he had taken the wetlands report displaying the uplands, as well. He further stated that if they look at feasible improvement alternatives, they don't have any because they did it and the intermediate water course is regulated. Joe Green stated they put the house, the septic and everything as far away as possible, so there is no alternative.

When questioned by Anthony Roveto regarding the construction entrance, Joe Green stated all their grading and work is outside the regulated area. He further stated they had received the signoff from the Torrington Area Health District regarding separation distance from Ann Mednaz's Meghan Boulevard property. Joe Green stated they are at their minimums from the street and house and are right up against the setback lines.

When questioned by Anthony Roveto, Joe Green stated their entry road is closest to Preston Road, not towards the Blueberry Farm on Schroback, and that looking at the property from the road it would be on the upper left hand side.

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92 Schroback Road, Development Envelope for Single Family Dwelling Cont'd.

Dean Ferrante stated Robert Green Associates is a good company and the Commission likes dealing with them, however the Commission felt there could be an impact. He further stated the Commission received a partial report back from the Town's Interim Zoning Enforcement Staff noting he also felt it would be in the best interest of the Town to hold a Public Hearing because it is reasonable and warranted to go through with the process.

Corey Finke stated he did not believe there would be an issue with the proposed plan, noting he thinks the plan is fine. He further stated the Commission voted for a Public Hearing and that does not mean the plan won't go through.

Anthony Roveto stated the other item in question, which was mentioned previously, was that the possibility of it being an undetermined building lot existed at one point.

Dean Ferrante stated he felt a lot of the worry and concern was due to the watercourses.

Margus Laan stated that he does not know if the lot is unbuildable without going through the analysis. He further stated he also does not know what happened in 1972; who made the determination, and how it was made.

Joe Green stated that it is a lot of record.

Dean Ferrante stated at that time it wasn't land worth building on but now it is worth a lot more.

Roy Bilodeau stated in 1972 it was a drawn map with a building lot.

Margus Laan stated he was of the belief that Inland-Wetlands agencies came to be after 1972.

Dean Ferrante stated the proposed plan did not concern the Commission, noting it was more about the impact on the watercourses. He further stated the Commission is waiting for the full report from the interim Inland-Wetlands Zoning Enforcement Staff (David Elder) and felt the Commission should go through the full process especially when there are property owners stating they want to know what is going on. Dean Ferrante stated he believed the property owners would feel better when Robert Green Associates speaks with them, noting again, the main reason is the conservation impact, the amount of water and what this project will do downstream.

Joe Green stated the next time the Inland-Wetlands Commission decides to schedule a Public Hearing they should follow, go through and consider the line items listed in Section 4, Permitted Uses as of Right and Non-Regulated Uses (Definition Significant Activity) instead of blanketly saying they want to have a hearing.

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92 Schroback Road, Development Envelope for Single Family Dwelling Cont'd.

Joe Green stated the confusion is that there is a neighbor and he disagrees with her comments, noting he personally spoke with her.

Roy Bilodeau questioned what the Commission wanted him to do with the land he has owned and paid taxes on for 14 years.

Anthony Roveto stated that personally speaking the Commission understands the Applicant's position but that has no bearing on what and why the Commission determines a Public Hearing. He further stated with this proposal it is the impact on wetlands that concerns the Commission. Anthony Roveto stated there have been Public Hearings whereby the Commission approved the Applicant even though the public was against the project.

Dean Ferrante stated no one has denied him to build as yet, noting the Commission always tries to help the Applicant. Dean Ferrante stated there has never been a denial as a result of a Public Hearing (only modifications) in the past five years that he has served as a Commissioner.

Margus Laan stated there is a difference between the words "significant impact and significant activity," noting there is a definition for significant activity.

Corey Finke stated that he wanted to reiterate that he has no issues with the plan and that as of right now, he would not deny it.

Anthony Roveto stated the Public Hearing will be to enlighten the Commissioners by way of asking questions and to receive factual statements from the public regarding their reasons for opposition to building on the property. He further stated the Commission tries to deal with facts.

Dean Ferrante stated that a blocked view, etc., will not weigh in on the Commissioner's decisions.

Margus Laan stated David Elder wrote the following: "may be permitted, subject to further review, and subject to receiving a Permit pursuant to Section 4.3, 4.4, and after review and determination as specified in section 4.5.; Section 4.3 subject to review and written determination of the Commission or its designated agent that the proposed activity is not reasonably likely to significantly disturb the natural and indigenous character of the land, the following activities may be conducted in the following situations." He further stated it goes on to define a., b., c. and d.

Dean Ferrante stated that no one is saying "no" to the project, noting David Elder just wants to look at it further and do a full report. Dean Ferrante stated both Joe Green and Bob Green know David Elder very well. Dean Ferrante stated he did not want the Applicant to feel as if the Commission was shooting his project down, noting the Commission tries to help the Applicants.

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92 Schroback Road, Development Envelope for Single Family Dwelling Cont'd.

Dean Ferrante stated that he firmly believes everyone who has a piece of property that is legally allowed to be developed should be able to. He further stated the Town looks better and the surrounding properties are worth more, as well.

Margus Laan stated he suggested at the last meeting of the Commission the Public Hearing should be scheduled for February 4th because the Commission is currently operating on meetings that occur twice per month. He further stated if the Commission had waited until tonight to make the decision the earliest time possible for the Public Hearing would have been February 18th. Margus Laan stated that the abutting property owners have to receive a Public Hearing Notice letter within 15 days of the Public Hearing, as well the requirement that signage has be put up within the same 15 days. He further stated to expedite the Public Hearing February 4th was the date chosen. Margus Laan stated the Commission had received Robert Green Associate's envelope plan showing where the activity would be placed; the Soil Scientist Report; the Assessor's Aerial Property view which shows the excessive amount of streams in that area, and that is why the determination was made.

Dean Ferrante stated by previously setting the Public Hearing it was actually helping the Applicant, noting now he will have to wait another two weeks.

Anthony Roveto stated the Commission didn't have to accept the application at the previous meeting, noting the total amount of wetlands was not indicated and there was no description of the wetlands.

Joe Green stated the Soil Scientist had the same wetlands information in his report.

Dean Ferrante stated the Commission had reservations about the Application, but they were trying to help the Applicant.

Joe Green stated they recently had a similar situation in another town and questioned how they could make a note about the amount of wetlands with this large acreage parcel. He further stated when Roy Biloeau read the letter from Ann Mednaz, he was a little disturbed because she was present the meeting. Joe Green stated that moving forward he would like to suggest that the Commission speak to the Town Attorney to see if it is acceptable to allow the public to talk when there is no Public Hearing. He further stated only Ann Mednaz's letter should have been read.

Dean Ferrante stated he had asked David Elder about the public speaking at the meeting and was told it was perfectly normal.

Anthony Roveto stated Ann Mednaz's letter had no bearing on his motion to hold a Public Hearing. He further stated if he public has any good facts that can help them to make a decision.

92 Schroback Road, Development Envelope for Single Family Dwelling Cont'd.

Margus Lann stated he had sent the letter to Robert Green Associates within an hour after receiving it.

Dean Ferrante stated the Commissioners will also take David Elder's comments into consideration when making their decisions. He further stated that although the Commissioners do not have the full report from David Elder he felt they made the right choice to schedule a Public Hearing; a brief discussion followed.

Anthony Roveto made a motion, seconded Corey Finke, to rescind the Public Hearing scheduled for February 4, 2026, for the property located at 92 Schroback Road, Plymouth. This motion was approved unanimously.

Anthony Roveto made a motion, seconded Corey Finke, to schedule a Public Hearing on February 18, 2026, for the property located at 92 Schroback Road, Plymouth. This motion was approved unanimously.

Dean Ferrante stated the Commission needs good instructions on the next steps for the scheduled February 18, 2026, Public Hearing.

Margus Laan stated letters would need to be sent to all abutting property owners with certification from the United States Postal Service stating letters were received and sent out; and further, that public signage must be placed every 200 feet (based on frontages) on the property for 15 days in advance which would be February 3rd in order to be legal.

When questioned by Anthony Rovert, Joe Green stated Plymouth Auto makes the signs.

Dean Ferrante stated he was sorry the Public Hearing will now be another two weeks out, noting the Commission is doing the best they can to help the Applicant. He further stated the Commission has to follow the regulations, as well.

When requested by Joe Green, Margus Laan stated he will draft the letter and send it electronically to Joe Green next week.

Margus Laan stated that he clarified Public Comment to Ann Mednaz, noting he told her that there is no line for it in the meeting because she should not be commenting on an application other than during the discussion on the application, otherwise it is outside of the record.

Dean Ferrante stated the Commissioners aren't perfect, but they try to do the best they can.

Joe Green stated he just wanted to make sure the Commissioners don't get themselves in trouble.

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Public Comment for Non-Agenda Items

No report.

Other items as may properly come before the Commission

Anthony Roveto made a motion that the Commission include Public Comment for items on the agenda.

There was no second for this motion.

Margus Laan stated that needs to be in the record for the agenda item. He further stated if someone is going to comment and have discussion on an Application that comment has to occur during the Public Hearing because it is a finite record; it is the testimony upon which the Commissioners are making a decision and that is why it cannot occur at any other time; noting it's part of the record.

Anthony Roveto noted it is on the Town Council's Agenda and questioned if it could be the same.

Town Council Liaison Ray Engle stated the Town Council has two Public Comment line items on its agendas; one is for agenda items, and one is for non-agenda items. He further stated he had served on the Zoning Board of Appeals for many years and understands the dilemma before the Commission.

Margus Laan stated the Town Council is not a Land Use Agency; however, the Inland-Wetlands Commission is, making it's regulations different.

When questioned by Dean Ferrante if there is a reason the Commission can't change the agenda, Town Council Liaison Ray Engle stated the Commission is governed under different laws than the Town Council, noting the Inland-Wetlands agendas have been the same for at least the past thirty years.

Margus Laan stated the Commissioners are making a decision on an application and they are hearing testimony that can sway them to a yes or a no vote, noting the Commission makes a decision based on that. He further stated it's absurd because the words "disregard what I said," is one of the cleverest things to say in politics and in the world," including "I didn't mean to say that," but it insinuates in your mind that doubt, that possibility and that perception.

Anthony Roveto questioned if at some point in the application should the Commission be asking if there is any public comment.

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Other items as may properly come before the Commission Cont'd.

Margus Laan stated he would recommend it, but it is up to the Commission to decide. He further stated if it is a regulated activity the Commission needs to ask for testimony or evidence about why it is good, will it be harmful or beneficial, will it have traffic impact, or what if flooding occurs, etc.

Corey Finke stated this is the whole point of having a Public Hearing, noting with most applications it doesn't really matter, and it is not germane to what the Commission is doing.

Anthony Roveto stated it was just a point of curiosity and he is good.

Adjournment

There being no further business of the Inland-Wetlands Commission, Inland-Wetlands Commission Chairman Dean Ferrante made a motion, seconded by Inland-Wetlands Commissioner Corey Finke, to adjourn at 7:41 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale
Recording Secretary