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Terryville, CT 06786
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Linda Kowalski
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Inland-Wetlands Conservation Commission
Tel: (860) 585-4043
Fax: (860) 585-4015

Minutes

March 4, 2026

Call to Order: Inland-Wetlands Conservation Commission Acting Chairman Corey Finke called the March 4, 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 Commissioner Nathan Brown, Inland-Wetlands Commission Acting Chairman Corey Finke, Inland-Wetlands Commissioner Jacob Hoadley, and Inland-Wetlands Commissioner Anthony Roveto. Excused Absence: Inland-Wetlands Commission Chairman Dean Ferrante, Also in attendance were Inland-Wetlands Agent David Elder and Director of Planning and Economic Development Margus Laan.

Pledge of Allegiance

Inland-Wetlands Commission Acting Chairman Corey Finke led the Inland-Wetlands Commissioners and the Public Audience in the Pledge of Allegiance.

Approval of Agenda Review

Anthony Roveto made a motion, seconded by Nate Brown, to approve the March 4, 2026, Inland-Wetlands Commission Agenda as presented. This motion was approved unanimously.

Acceptance of Minutes Previous Meeting(s): Regular Meeting of February 18, 2026

Anthony Roveto made a motion, seconded by Jacob Hoadley, to table the acceptance of the February 18, 2026, Minutes. This motion was approved unanimously.

Public Comment on Non-Agenda Items

No report.

New Applications for Acceptance

No report.

Old/Continuing Applications-For Deliberation and Decision

92 Schroback Road/Assessor Parcel Number 019-017-001B
For Development Envelope for Single Family Dwelling with Associated Site Improvements
Public Hearing: Open and Closed February 18, 2026
Property Owner: Roy Bilodeau
Representative: Joe Green, Robert Green Associates LLC

Old/Continuing Applications-For Deliberation and Decision, 92 Schroback Road Cont'd.

David Elder briefly reviewed the past history of 92 Schroback Road, noting the Commissioners had gone through two Public Hearings for this property and were familiar with the application. David Elder stated clearly there are a lot of wetlands and regulated areas on the site, noting an opinion letter had been submitted by Cynthia Rabinowitz, Northwest Conservation District (included in Commissioner's packets.) David Elder stated through the discussions, through the review of materials and reading the minutes, it did seem and is true (based on the revised proposed conservation easement) the Applicant would consider preserving the rest of the land through a conservation easement which would be in perpetuity; it would be demarcated with plaques and the written easement would be reflected and recorded on the Land Records. David Elder stated that should the Commissioners want to consider approving it, then it would be considered as a required permitted activity which would be governed by the Permit. David Elder stated the Applicant is present this evening. David Elder stated that he was sure the Commissioners were familiar with the rules and procedures of the meeting, noting if there are any questions or clarifications needed on the information that has already been presented and discussed, that conversation can be held with the Applicant, but there cannot be any new information introduced because once the Public Hearing is closed no one has the option or opportunity to comment on it.

David Elder read the following Draft Motion for consideration into the record as follows: Draft Motion, 92 Schroback Road: Motion to approve application submitted by Roy Bilodeau, Bristol, CT, as presented including all materials and testimony provided, for the construction of, including the feasibility to construct, a Single Family House on property located at 92 Schroback Road, as described on the application submitted 12/9/2025, and as presented on plans dated December 15, 2025, entitled "Map Showing Site Development, Assessors Lot 1B, Prepared for Roy Bilodeau, 92 Schroback Road, Plymouth, Connecticut, prepared by Robert Green Associates, LLC, stamped by Joseph M. Green, P.E." As revised to February 16, 2026 to include a permanent conservation easement, and as shown on Annotated Map prepared by REMA Ecological Services dated 10/10/2022, including the site development overlay, and as shown map entitled "Map of Re-subdivision of Old Town Farm Estates, Plymouth, Connecticut, owned and developed by "The Estate of Bernice Blekis, Plymouth, CT," dated February 11, 1978, and recorded in the Plymouth Clerk's office, July 1978, including the following conditions:

1. No building permits may be issued until the following conditions have been met,
2. A construction sequence be submitted with attention and detail paid to the time of year of certain activities, including the phasing of clearing, i.e., leave as much vegetative buffer in place of the regulated area(s), until significant grading, filling, and excavating has been submitted and approved to the satisfaction of the IWWC agent or IWWC,
3. A preconstruction meeting be required with the applicant/owner, and their selected contractor, and that it occur prior to any work, including curb cuts, or any clearing occur,
4. Confirmation that the conservation easement is also intended to serve as the limits of construction, and if not that it be indicated as such on a revised plan,
5. That a Soil and Sediment Erosion Control Bond be established and approved by the Town of Plymouth,

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Old/Continuing Applications-For Deliberation and Decision, 92 Schroback Road Cont'd.

6. A draft written easement be submitted for review and approval by Plymouth's Corporation Counsel, that reflects the limits (map) of the area and specify what can and cannot occur inside and outside the easement and be recorded prior to any permits being issued.

David Elder stated that he wanted to make a note that the date on the plans submitted (the map development site) is dated December 15, 2025, but he does know the Applicant did introduce the revised map that showed the conservation easement. He further stated the approval will recognize the revised map which shows the conservation easement limits.

Anthony Roveto stated on the original submitted plans everything was authorized and limited to a four-bedroom house and asked if those should be reflected in the conditions.

David Elder stated the septic system that was submitted and approved was designed for the four-bedroom and is not going to increase—it is limited to four-bedrooms. He further stated if they were to revise the septic system size they would have to come back and get approval from the Torrington Area Health District and if it were to impact the area, it would have to come back for a modification from the Inland-Wetlands Commission. He further stated it doesn't have to be stated in the conditions; however, it can't hurt, noting it is limited due to the fact that the site plan is dated and approved.

Anthony Roveto stated that should be good enough then.

David Elder stated that he noticed a person in the Public audience this evening has a question and he would defer to the Chair and the Commission if they want to take Public Comment however speaking generally, he would discourage it unless one of the Applicant's professional team is going to comment on that information, noting the Public Hearing is closed.

Ann Bednaz, 16 Meghan Boulevard, Plymouth, stated that she was not present for the Public Hearing however she did electronically submit a letter on February 12th to the email provided to her and questioned if the Commissioners received it and was it read at the Public Hearing. **She further stated she knows it wasn't opened until six days after the Public Hearing. (remove this sentence???)**

Corey Finke stated he did not believe a letter was read at the Public Hearing. Margus Laan stated Ann Bednaz' letter was not read at the Public Hearing. He further stated the letter was in the Staff email; not his individual regular business email and he did not notice it until after the Public Hearing.

Corey Finke stated the Commission had held the legally posted Public Hearing with enough time to respond legally, noting there is nothing the Commission can do at this point.

David Elder stated any member of the Public is welcome to take any action themselves that is legally allowed by law at the conclusion of any Commission action but procedurally speaking he would suggest the Commission move forward with the normal procedure which would be to take action, and if anyone were to question the protocols or the conduct of the hearing they could take any action they wanted to after the fact.

Old/Continuing Applications-For Deliberation and Decision, 92 Schroback Road Cont'd.

David Elder stated the Commission could entertain the correspondence communication unless it is stamped and sealed by a professional with information, but he would recommend against it, noting it was unfortunate. He further stated the alternative would be to republish the Public Hearing, renotify and start again.

Corey Finke stated at this point he did not feel it would be necessary to republish the Public Hearing, renotify and start over. He further stated he wanted to know if the Commissioners wanted to put the Application to a vote or table it for now.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to approve the Application for 92 Schroback Road/Assessor Parcel Number 019-017-001B Development Envelope for Single Family Dwelling with Associated Site Improvements, Property Owner: Roy Bilodeau, Representative: Joe Green, Robert Green Associates LLC, with the conditions that were read into record from the Draft Motion authored by David Elder, Town of Plymouth Wetlands Agent. This motion was approved unanimously.

Corey Finke stated that he wanted to remind everyone that the Commission is made up of volunteers and those volunteers do not hold paid positions.

Ann Bednaz stated she holds every Commission to a higher standard and briefly elaborated.

Other items as may properly come before the Commission

David Elder stated he would like to attend the Inland-Wetlands Commission meetings as much as he can, noting moving forward while he is still in the Wetlands Agent acting capacity, he will make a report on any rulings that he makes for incoming Permits to keep the Commission informed of regulated activities. He further stated the few Permits that have been done at the Lakes were for reconstructing an existing deck, etc. David Elder stated that historically speaking, the Lakes are governed by Lake Associations and the Town encouraged the Lakes to apply for a general Master Permit during the period when they drop the lake(s). He further stated that it would include building a wall, etc., rather than doing the Permits singularly.

Anthony Roveto stated in 2025 the Commission had voted to send both Lake Associations a letter saying the individuals had to apply for a Permit to do whatever work was necessary on an individual basis, noting what David Elder just said overrides what the Commission had done.

Anthony Roveto and Corey Finke both stated there were issues with individuals at the Lakes using oil based paint for decks, putting up fences without understanding where the water discharge was located, etc., and it turned into a blanket approval; a brief discussion followed.

Corey Finke stated last in 2025 the Commission had received a couple of dock Permit requests, as well as a wall Permit request.

When questioned by David Elder regarding Commission leniency of submitted detail from the Applicants, Anthony Roveto stated the Commission had accepted hand-drawings with measurements and he personally would drive out to double check measurements most times.

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Corey Finke questioned what the procedure would be if someone emails testimony to the Commission that is supposed to be read at a Public Hearing. He further stated his assumption was that the person also had to be present at the Public Hearing.

Margus Laan stated the Public is advised in Legal and Posting Notices that emails can be submitted to Staff email. He further stated the mistake he made was not checking the Staff email, noting that most of the time the Staff email is random from different associations, as well as various specific emails that relate to projects. Margus Laan stated moving forward he will make sure that he consistently checks the Staff email and briefly elaborated.

Margus Laan stated the correspondence from Ann Bednaz spoke on animal and environmental issues, noting the Commission had previously covered these concerns. He further stated that 80 percent of the property in question will be in a conservation easement untouched by the development. Margus Laan stated that he can give the Commissioners a copy of the Ann Bednaz's email.

Anthony Roveto stated if it weren't for the conservation area he would have voted it down, noting he had the privilege of walking the property beforehand and was able to see the signs of wildlife.

Jacob Hoadley stated he drives by the property daily, noting he lives on the same road.

Corey Finke stated nothing has been built on the property and if there is going to be a building it will have to come back for a Permit.

Margus Laan stated it might not necessarily come back to the Inland-Wetlands Commission, but it will require a Permit, which will need to be reviewed. He further stated the plans will have to be submitted and then reviewed to ensure they are consistent and are within the envelope and would be checked to ensure they are not doing anything beyond that. Margus Laan stated it would be reviewed by the Inland-Wetlands Agent for compliance with the Permit and the Building Permit would also go to the Inland-Wetlands Agent. He further stated the septic system design would also need to be cleared with the Torrington Area Health District, ensuring that it is being done per the plans and the conditions are being met.

Citing as an example, Margus Laan stated if for some reason it did not sell in three years and the Torrington Area Health District had changed their septic regulations, the new regulations would take precedent over the current. Margus Laan stated if the new plans were to go with a five-bedroom house they would have to come back to the Inland-Wetlands Commission because it was designed for a four-bedroom system.

AAnthony Roveto requested David Elder send any emails pertaining to the Commission directly to the Commissioners so that Margus Laan would not have to redirect them.

David Elder stated he normally sends email drafts to Margus Laan and the Inland-Wetlands Chairman for their opinion first. He further stated once he gets the "thumbs up" he would then send it to the entire Commission.

Anthony Roveto stated this process works for him.

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Adjournment

There being no further business of the Inland-Wetlands Conservation Commission, Inland-Wetlands Commissioner Nate Brown made a motion, seconded by Inland-Wetlands Commissioner Jacob Hoadley, to adjourn at 7:31 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale
Recording Secretary