

Town of Plymouth
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Inland-Wetlands Conservation Commission
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Minutes

January 7, 2026

Call to Order: Inland-Wetlands Conservation Commission Chairman Dean Ferrante called the January 7, 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 Nate Brown, Inland-Wetlands Commission Chairman Dean Ferrante, Inland-Wetlands Commissioner Corey Finke, and Inland-Wetlands Commissioner Anthony Roveto. Excused Absence: Inland-Wetlands Commissioner Jacob Hoadley. 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

Margus Laan stated there were no changes to be made to the Inland-Wetlands Commission's January 7, 2026, Agenda.

Acceptance of Minutes Previous Meeting(s): Regular Meeting of October 15, 2025

Inland-Wetlands Commissioner Anthony Roveto made a motion, seconded by Inland-Wetlands Commissioner Corey Finke, to accept the October 15, 2025, Inland-Wetlands Commission Special Minutes as presented. This motion was approved unanimously.

2026 JAN 16 AM 11:10
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
PLYMOUTH, CT
Anthony Roveto
TOWN CLERK

New Applications for Acceptance

**Application of Roy Bilodeau Property Owner
For Single Family House
92 Schrock Road/Assessor Parcel Number 019-017-001B
Plymouth CT
Representative: Joe Green, Robert Green Associates LLC**

Robert Green, Robert Green Associates LLC, stated he was present this evening for the Inland-Wetlands Commission to accept the Application for activity in an upland review area; 6.5 acres, noting there is no impact to the wetlands. He further stated they are in the upland review as a result of constructing the driveway and a small portion of the house. Bob Green stated they had a Soil Scientist map/report, noting the Torrington Area Health District had designed and approved the septic system.

Margus Laan stated he had sent the Soil Scientist's Report via an email to the Commissioners, and he would also be emailing the Torrington Area Health Departments' report.

Inland-Wetlands Commission Regular Meeting
January 7, 2026
Page Two of Six Pages

New Applications for Acceptance Cont'd.

Bob Green displayed a map and reviewed the 6.5 acres of the property pointing out the pump septic system, noting it meets and fits between the setbacks (shown in red) asking for approval of the plan which allows for the marketing of the lot. He further noted it is not the exact house that may go on the property, but when the permit is granted and if an individual wants to build entirely within this footprint there will be no need to come back because he will have the approval for that amount of area. Bob Green stated if he wants to build larger, he will have to come back for reapproval.

Inland-Wetlands Commission Chairman Dean Ferrante stated when speaking with a neighbor of the property he found out that the storm drains will flood on and back up on this property, noting the Town made a dip in the road so it can pour down the hill toward the swampy area but it's difficult to see what is going on under the snow during the winter with the snow, etc.

Inland-Wetlands Commission Chairman Dean Ferrante stated when the neighbors saw the surveying going on they expressed their concerns about their wells and septic systems and were questioning what was going on.

Bob Green stated they reviewed it, and they are well within any and all setbacks that are required by the Torrington Area Health District between wells and septic separation distances, etc. He further stated that is why they approved it, noting it is simple and they are requesting the Inland-Wetlands Commission approve the Application.

Inland-Wetlands Commission Chairman Dean Ferrante stated the Commission would put it to a vote to see if a Public Hearing should be held due to the neighbors' concerns.

Margus Laan stated the Public Hearing could be held on February 4, 2026, if the Commission voted for it this evening, noting the reason he's bringing it up is because the meetings scheduled in January and February are all on a 14 day cycle and the requirement for written letter legal notification to the neighbors is 15 days.

Inland-Wetlands Commission Chairman Dean Ferrante stated the Application shows "unknown" for the number of wetlands watercourses on the Application and questioned how much wetlands were on the site.

Bob Green stated they didn't survey the entire property because it's 6.5 acres, so for sizing purposes they wanted to fit it on a map. He further stated they would not be disturbing any wetlands.

When questioned by Margus Laan, Bob Green displayed the area of development he was proposing on the 6.5 acre parcel.

Inland-Wetlands Commission Chairman Dean Ferrante stated the Commissioners usually get to see how much wetlands there are on the Application, noting this was a first time without. Bob Green stated it happens with an area as large as this one.

Bob Green pointed out the area of activity, noting it was all uplands in the area and a small upland at the southernly area of the property.

New Applications for Acceptance Cont'd.

Bob Green stated the center of the property is an approximately guess at 50 percent wetlands and the area he will be developing is not within the wetlands but is within 100 square feet (6,000 square feet of the upland review). Bob Green stated the area shown on the map of upland is about 1-1/4 acre, which meets all Zoning requirements.

Margus Laan distributed copies of the map to the Commissioners.

Planning and Zoning Commissioner Corey Finke made a motion, seconded by Planning and Zoning Commissioner Nate Brown, to accept the Application of Roy Bilodeau Property Owner for a Single Family House, 92 Schroback Road, Plymouth, CT, Assessor Parcel Number 019-017-001B. This motion was approved unanimously.

Ann Bednaz 16 Meghan Boulevard, Plymouth, CT, stated she lives directly behind 92 Schroback Road, noting she has been out on the property. She further stated that she is concerned about the impact of the wetlands, noting this has been a very dry season. Ann Bednaz stated that normally, this area is flooded. She further stated there are some uplands and the leach fields are directly behind her property where the proposed house is going and questioned what the setback lines were.

Inland-Wetlands Commission Chairman Dean Ferrante stated all property owners will have the opportunity to speak and ask questions at the Public Hearing. He further stated that Bob Green will present the plans in laymen's terms at the Public Hearing.

Ann Bednaz stated she wanted to respectfully request a Public Hearing, noting one of the abutters wasn't listed and she would let the Commission know that name after the meeting.

Inland-Wetlands Commissioner Anthony Roveto stated with the adjoining properties, some being downhill and the proximity of the leach fields to their properties, he felt a Public Hearing would be in order.

Inland-Wetlands Commissioner Anthony Roveto made a motion seconded by Inland-Wetlands Commissioner Corey Finke, to hold a Public Hearing on February 4, 2026, with notifications being sent to the adjoining landowners and posting of signage to be done.

Discussion: Margus Laan stated he will get the name of the missing property abutter.

Inland-Wetlands Commissioner Anthony Roveto stated some of the Commissioners would be walking the property however they would not be discussing anything with any neighbors.

Inland-Wetlands Commission Chairman Dean Ferrante stated that he would like Margus Laan to find out about the drains backing up and any problems with the Town drainage/utilities located in this area.

Vote: This motion was approved unanimously.

Inland-Wetlands Commissioner Nate Brown stated that when Schroback Road was redone, they put a couple more crossings in, noting he was unsure if they were on the Town drawings or not.

New Applications for Acceptance Cont'd.

Inland-Wetlands Commission Chairman Dean Ferrante stated the drains may just need to be cleaned out.

Application of Greenline Home Builders LLC, Property Owner
For Proposed Garden Apartments: One 5 Unit Building
30 South Street/Assessor Parcel Number 043-061-031-1
Plymouth, CT
Representative: Will Walter, P.E., Benesch

Margus Laan distributed a set of plans in front of the Commissioners for review and comment. Margus Laan stated there was a copy of the site plan layout of the proposed Application that was decided in June, enabling a quick understanding of what was proposed and what is currently being proposed.

Will Walter, Professional Engineer, Alfred Benesch & Company, Glastonbury, CT representing Greenline, gave Margus Laan his \$72.00 Application check.

Will Walter briefly reviewed the history of the South Street Project, noting a year ago the project was for 10 condo units that caused significant concerns for the neighbors who felt their property was wet enough and there would be significant increase in sheet flow onto their properties due to inadequate drainage design. Will Walter stated they understand the concerns, noting they have moved everything away from the road because it did not adhere to the setback, the cul-de-sac remains and the unit number has been changed from ten to nine units. He further stated a number of test pits were done to find out where the groundwater was, with Cynthia Rabinowitz (Northwest Conservation District) accompanied them. Will Walter stated the Soil Scientist determined the groundwater. Will Walter stated they did an interesting stormwater design to respond to neighbors' concerns which included seven raingardens. He further stated that during the higher storms it would overflow so they reduced the amount of the sheet flow which would be infiltrated into the raingardens. Will Walter stated they listened to the neighbors and acted on their concerns after the Public Hearings. He further stated the neighbors still did not like the project, but they did compliment the new design noting it had addressed their concerns. Will Walter stated the WPCA also approved of the stormwater management plan. Will Walter stated third party Soil Scientist Cynthia Rabinowitz had a couple of minor concerns which they have addressed and she had approved the plans. Will Walter stated they thought everything was great and then he found out the Application was denied.

Planning and Zoning Commissioner Corey Finke stated the project was not denied; it just failed to be approved.

Margus Laan stated the project did not receive sufficient votes to be approved.

Will Walter stated the owners then sued the Town and the project is in litigation. He further stated they felt it was done illegally because the reason that was stated was, "I don't like the project". Will Walter stated with the current plans before the Commissioners include the significant changes and the owners feel it is a better option. He further stated they will go through with the litigation if this plan is not approved, however if it is approved, they will pull the litigation.

New Applications for Acceptance Cont'd.

Inland-Wetlands Commissioner Anthony Roveto stated he appreciated the presentation and updates, however he did not appreciate the threat, noting Will Walter's specific words were "if this goes through the litigation won't go through", so you either approve it or we'll keep suing you", noting he feels that is a threat.

Inland-Wetlands Commission Chairman Dean Ferrante stated this is part of the litigation resolution; Margus Laan stated he was in agreement with the Chairman.

Will Walter stated he wanted to apologize, noting he didn't mean his words to come across as a threat, because the litigation is ongoing whether they were present this evening or not; he was just stating that if this new project gets approved there is no need for the litigation because they would have this project with lesser units.

Planning and Zoning Commissioner Anthony Roveto stated one of the things that has to happen would be that the original Public Hearing sign needs to be taken down and ought to have happened after the decision in June 2025.

Gennadiy Kholod, Co-Owner, stated he would take the signage down tomorrow, January 8th.

Planning and Zoning Commissioner Anthony Roveto made a motion, seconded by Planning and Zoning Commissioner Nate Brown, to accept the Application of Greenline Home Builders LLC, Property Owner for Proposed Garden Apartments: One 5 Unit Building, 30 South Street/Assessor Parcel Number 043-061-031-1, Plymouth, CT, as presented. This motion was approved unanimously.

Planning and Zoning Commissioner Anthony Roveo made a motion, seconded by Planning and Zoning Commissioner Corey Finke, to hold a Public Hearing in the Community Room, Plymouth Town Hall, on February 4, 2026, at 7:00 p.m., at which time all the previous conditions accepted at both previous Public Hearings will be included and to add an Executive Session to the Agenda enabling the Commissioners to meet and discuss the project concerns prior to a vote. This motion was approved unanimously.

Margus Laan stated all abutting property owners received a notification advising them of the Public Hearing and it will be done again for the February 4, 2026, Inland-Wetlands Commission Public Hearing. He further stated he will have the notification posted on the Town's Website and he will have a Legal Notice published, as well. Margus Laan stated the property owners will send out the notification to all property abutters, as well as to anyone else who needs to receive it.

Inland-Wetlands Commission Chairman Dean Ferrante stated he feels there is more room on the site and it looks better, noting his comment has nothing to do with wetlands.

Planning and Zoning Commissioner Anthony Roveto stated that a decision does not have to be made on the night of the Public Hearing.

Margus Laan stated the Commission can keep the Application open within the time period allowed, noting once it is closed there will be 65 days to make a decision.

**Inland-Wetlands Commission Regular Meeting
January 7, 2026
Page Six of Six Pages**

New Applications for Acceptance Cont'd.

Margus Laan stated the project can be discussed on multiple occasions before a decision is made to discuss the rationale for it; the Commission's concerns, and what the Commissioners want for a final vote of yes or denial.

Inland-Wetlands Commission Chairman Dean Ferrante stated the Inland-Wetlands Commissioners may walk the site and will have their Town badges on them, noting there will be no discussions taking place with the neighbors.

Margus Laan stated all the previous conditions will be held to.

Old/Continuing Applications

No report.

Public Comment for non-agenda items

No report.

Acceptance of Year 2026 Meeting Calendar

Inland-Wetlands Commissioner Anthony Roveto made a motion, seconded by Inland-Wetlands Commissioner Corey Finke, to accept the Inland-Wetlands Conservation Commission 2026 Meeting Calendar with the addition of a Regular meeting on August 5, 2026, and August 19, 2026. This motion was approved unanimously.

Other items as may properly come before the Commission

No report

Adjournment

There being no further business of the Inland-Wetlands Conservation Commission, Inland-Wetlands Commissioner Anthony Roveto made a motion, seconded by Inland-Wetlands Commissioner Corey Finke, to adjourn at 7:42 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale
Recording Secretary