

Town of Plymouth
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Inland-Wetlands Conservation Commission
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Minutes

February 18, 2026

Call to Order: Inland-Wetlands Conservation Commission Acting Chairman Anthony Roveto called the February 18, 2026, Inland-Wetlands Conservation Commission Regular meeting to order at 7:07 p.m., in the Community Room, Plymouth Town Hall.

Present were Inland-Wetlands Commissioner Anthony Roveto, Inland-Wetlands Commissioner Corey Finke, Inland-Wetlands Commissioner Jake Hoadley, and Inland-Wetlands Commissioner Nate Brown. Excused Absence: Inland-Wetlands Commission Chairman Dean Ferrante. Also in attendance were Director of Planning and Economic Development Margus Laan, Town Council Liaison Ray Engle and Northwest Conservation District Conservation Commissioner Cynthia Rebinowitz.

Pledge of Allegiance

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

Acceptance of Minutes Previous Meeting(s): Regular Meeting of January 21, 2026

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

New Applications for Acceptance (None)

No report.

Old/Continuing Applications

**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

Will Walter started by presenting background history of the applications for this project. The original application was for 10 units in two buildings with 5 units each. The commission raised concerns about grading, drainage, pond, peak flow and downgradient. In order to address those concerns he presented a new plan fully graded with 1 building with 5 units and 1 building with 4 units. they did a 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

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Anthony Roveto
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Inland-Wetlands Commission Regular Meeting

February 18, 2026

Page Two of Nine Pages

30 South Street Proposed Garden Apartments: One 5 Unit Building Cont'd

amount of the sheet flow which would be infiltrated into the raingardens. Will Walter stated that the petitioners listened to the neighbors and acted on their concerns after the Public Hearings. The application was not rejected but not approved. He was at this meeting to presented a new application that removes the 4-unit northerly building. There is now only one 5-unit building. The travel way is the same. The cul-de-sac is shorter. They removed 3 parking spaces. He presented a new rendering which showed the previous application and the new application with significant slope. The proposal reduces peak flow to neighbors for a 2-year storm by 35% and by 10% for a 100-year storm. These far exceed requirements. There is no change to the entry driveway. They worked with Cynthia to make changes. There is little change to the wetlands. Will stated that the independent review by the engineer was very thorough. He will address those concerns with Margus Lann next week. He had just received review the previous night.

Inland-Wetlands Acting Commission Chairman Anthony Roveto questioned the plan for pond runoff. He stated that the maintenance of collection areas needs a contract with the Homeowners Association and he questioned how the commission could enforce the contract.

Inland-Wetlands Commissioner Corey Finke stated he had initial concerns regarding the 20-30% wetlands failure. He also would like to make sure the HOA will address the maintenance collection areas.

Will Walter stated that they will not change the road, the number of units, the layout or the sidewalk, only the site water.

Conservation Commissioner Cynthia Rebinowitz had 7 questions/comments. She commended the plan to create wetlands to compensate for the loss of wetlands but had concerns for long-term monitoring and care and who would be responsible once the project was completed. She stated the in residential developments, the HOA should take on the responsibility of permitted practices for created wetlands and created rain gardens maintenance. She would like the town to inspect periodically after completion of the project. She questioned if there were any imperious surfaces that were not directed to rain gardens and if so, what happens to the run-off?

Will Walter replied that all vehicular travel ways drain to the rain gardens. However, sidewalks may bypass that.

Cynthia Rebinowitz inquired about roof run-off pollution and whether the roof run-off would drain to the dry wells and rain gardens.

Will Walter answered that the roofs were designed so the front half would drain to the rain gardens and the back half would drain to the dry wells. There will be treatment of the drywells.

Inland-Wetlands Commission Regular Meeting

February 18, 2026

Page Three of Nine Pages

30 South Street Proposed Garden Apartments: One 5 Unit Building Cont'd

Cynthia Rebinowitz commented that Soil Scientist George Logan investigated the site and some soils do not have shallow hard pan. She wonders if there has been testing of the drainage rate of the soil and if there will be monitoring after rainstorms of the permeability of the soil.

Cynthia also had concerns about the drainage of the steep slope on the south side of the property. Where there is a deep cut. She has experience with these types of steep slopes, and they can cause buildup of precipitation behind the units. She acknowledged she is not an engineer so she will not be providing solutions, but she has experience with soil erosion in Litchfield County. Run off can cause build up behind the units and she questioned who is responsible for post-construction modifications. She stated the commission might want to see if there will be bonding and for how long. She believes the town needs a long-term plan to monitor the site. If the town cannot, her organization could monitor.

Cynthia Robinowitz noted that earlier in the day she went through the engineering report from WMC and found it very promising. She was pleased that many of her concerns were addressed.

Will Walter stated he will reach out to Cynthia with a report and plans addressing her concerns.

Cynthia Rebinowitz stated she will be available for the rest of the meeting for any questions and thanked the commission for the opportunity to speak.

Inland-Wetlands Commission Acting Chairman Anthony Roveto thanked Cynthia for her participation.

Inland-Wetlands Commission Acting Chairman Anthony Roveto asked if the driveway run-off will drain onto the road. He asked if there would be a manhole or a catch basin. Will Walter assured him that neither was necessary. The runoff would be a very small amount of water.

Inland-Wetlands Commission Acting Chairman Anthony Roveto opened the meeting to questions from the public and asked that residents raise their hand, step to the podium to speak and state their name and address.

Victor Mitchell, resident of 39 Hillside Avenue in Plymouth, had a statement prepared. He has 2 major concerns. The first is that this is not one residence but 5 residences in one building. That means there is 5 times the water and subsurface runoff. Not all of the runoff is directed to the rain gardens. There already exists a natural waterway that flows through his property and into his neighbor's yard. He and his neighbor maintain this current natural waterway. His knowledge of this waterway is not only from his 45 years at his residence but is also listed in the Kingsmark Report dated 1985 commissioned by Susan McDonald for her Evergreen project on South St. It is shown in both Exhibit A and Exhibit B. It is not shown on the current project. The rain gardens about the natural waterway and will definitely increase the amount of water flowing into it. He stated that this must not happen. His second concern relates to the litigation over the 3 building,

Inland-Wetlands Commission Regular Meeting

February 18, 2026

Page Four of Nine Pages

30 South Street Proposed Garden Apartments: One 5 Unit Building Cont'd

15-unit plan that was presented and declined in 2025. He worries what happens if that denial is overturned. He would like the land put in a land trust. While he maintains that no building would be best, 1 building might be acceptable, but 3 buildings is not. He is looking for assurances from the town that 3 buildings will not be built. He would like to hear that this is the final layout and will not be modified.

Inland-Wetlands Commission Acting Chairman Anthony Roveto stated that Mr. Mitchell and the neighbors can be assured that if and when whatever is presented is approved, that is what will be allowed. A cease and assist order will be issued if any holes, other than those approved, are dug. He has walked other projects and has stopped building if plans are not followed. The commission is obligated to ensure the rules are followed. He will check that rules are followed on this property. Victor Mitchell thanked the commission for their time and asked that they read the 1985 report.

John Pare Jr., resident of 28 South Street Plymouth, asked about elevation changes on the south side from this plan to the last. He questioned if the elevation is 6' up and 8' down. His other concern is that the retaining culvers are not large enough. He believes 500 gallons is not enough. He would like them to be larger. He stated that since the Mac Donalds built their project the water off the back hill already runs pretty good. He has a 1,000-gallon tank for his garden. He is not trying to stop the owners from building. His concern is only how this project will affect his property.

Inland-Wetlands Commission Acting Chairman Anthony Roveto asked if there were any other public comments. There were none. Will Walter asked if he could respond at this point to the concerns. Inland-Wetlands Commission Acting Chairman Anthony Roveto said he could. Will first addressed Mr. Mitchell's concerns about the increased run-off. He explained that state regulations require that mitigations must be provided so once the project is complete, the runoff must be less before the project was started. The comments suggest that there should be a more conservative approach, but Will feels that the plan has already taken a very conservative approach. He stated that whatever water is coming off there now, there will be less after this project is completed.

Regarding the second concern about the litigation, Will stated in a previous meeting and his is reiterating here, not as a threat but as a statement of fact, it is the intent of the owner that if this plan is approved, the litigation will be pulled. There would be no need for concern about the 3 building, 15-unit plan. Will did not intend to bring this up again but since a resident asked, he is replying in a non-threatening manner.

Inland-Wetlands Commission Acting Chairman Anthony Roveto stated that whoever is running the meeting when this proposal comes to a vote will remind everyone that the litigation has no bearing on the decision.

Will Walter proceeded to address a third resident concern regarding elevation. He stated that because of the seasonal high ground water they must keep the water 2 to 3 ft. higher than the .

Inland-Wetlands Commission Regular Meeting

February 18, 2026

Page Five of Nine Pages

30 South Street Proposed Garden Apartments: One 5 Unit Building Cont'd

They are still working on the plan but very little water will be shed on the surface. They do not want to be infiltrating a lot of water near the property line.

Inland-Wetlands Commission Acting Chairman Anthony Roveto asked to entertain a motion from the commission to cease discussion for tonight. He stated they are not ending it so that the commission has time to look over all of the paperwork received in the past few days.

Since the discussion was being ceased, Margus Laan wanted to clarify that should the commission's decision be overthrown by the court, the issue would go the Planning and Zoning commission. Without approval from Inland-Wetlands commission, the issue cannot proceed to Planning and Zoning. Planning and Zoning has its own process, and they will be looking at the determination of the Inland Wetland Commission but they have other factors they have to look at and consider when deciding what will be the appropriate project for this site.

Inland-Wetlands Commission Acting Chairman Anthony Roveto had one last question before the vote. He inquired if the waterflow will be reduced by 35%. Will Waters replied that the 2-year storm will be reduced by 37%. Acting Chairman Roveto interjected that this information leads to his question of how will waterflow reduction will be measured and what happens if the flow is not reduced by that amount.

Will Walter explained that the accepted hydro-logical modeling that is accepted by DEEP and town regulations called TR-55 involves creating a model that takes into consideration rain fall intensity, ground cover, sheet flow conditions, channel flow and volume. It is an accepted methodology and that is how the reduction is determined. Typically, what is required is to meet the peak flows. We have intentionally gone way above that.

At this point Inland-Wetlands Commission Acting Chairman Anthony Roveto asked to vote to continue the hearing and take time to read the documents provided. Commissioner Nate Brown moved and Commissioner Corey Finke seconded the motion. The motion passed, all in favor, no opposition, no discussion.

92 Schroback 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

Margus Laan explained what was in the commissioners packets on the project.

Joe Green, Robert Green Associates LLC, is looking for a feasibility for a single-family house on the parcel at located at 92 Schrobeck Road to sell the property with permits in place. The owners are not looking to build on the property. They are looking for a site with a septic system and a well. The commission was shown an overlay of the northern side of the property. The northern side of

Inland-Wetlands Commission Regular Meeting

February 18, 2026

Page Six of Nine Pages

92 Schroback Road: For Development Envelope for Single Family Dwelling Cont'd

the property was chosen as the best spot for the house and septic. There is extensive wetland in the middle of the property. We took into consideration the areas of the property that are considered upland. They have chosen a spot tucked in the northern corner and are requesting a feasibility for a 4-bedroom house.

Margus Laan asked that the easel be moved in front of the commission so they would be able to see the map and then it would be turned for the audience to see.

Joe Green explained that because of all the set back lines, the house and driveway are in the northern portion of the property. Upon speaking with Dave Elder, he recommended that the conservation easement be marked with plaques similar to what was done when the development at Preston Road was approved. There is no other spot for the house location. If the new owners wanted to move the house to another location on the property, they would have to come back to the commission for approval.

Joe Green noted that the majority of the comments in Mr. Elders report pertain to construction or actual site plan for a specific house. He went through the report. Section 1 Mr. Elder asked for construction sequence with certain activities being conducted at certain times of the year due to the nature of the ground water and the wetland itself. We do not have an objection to that but all we are trying to do is get a feasibility. Number two he would like a pre-construction meeting. That would occur prior to site development or prior to construction of a house. Number 3 conservation easement we talked about. Number 4 Mr. Elder recommended a Rouché Control Bond. We do not have a problem with that prior to the construction of the house. Number 5 Easement Document once again we do not have objection to that. If the feasibility is approved, we will prepare documents, but it is too early in the project for that. Number 6 is alternatives and we talked about that. They were considered but this is the best spot for the septic to be an acceptable 100 ft from wetlands. Number 7 says there was a map that showed this as part of a subdivision.

Inland-Wetlands Commission Acting Chairman Anthony Roveto thanked Joe for his presentation and had a few questions. He asked where, when it comes time to build the property, if the other issues were resolved, would you get to the property from Schroback Road because you have no other entrance to the property than Schroback Road. Joe showed on the map that to do the work, they will not be crossing wetlands.

asked if there was a definite size to the house. Joe Green replied that he showed a rough 30' X 70' house box.

Margus Laan inquired how many bedrooms that would have. Joe answered that it would have 4 bedrooms. It was approved by the Torrington Health Board for 4 bedrooms. Joe Green elaborated that we relate this to a subdivision and typically feasibilities are for a 4 bedroom design for a septic system. He doubts the new owners would try to go higher as 4 bedrooms is the standard for feasibility and that is what they did in this case.

Inland-Wetlands Commission Regular Meeting

February 18, 2026

Page Seven of Nine Pages

92 Schroback Road: For Development Envelope for Single Family Dwelling Cont'd

Inland-Wetlands Commission Acting Chairman Anthony Roveto had a question for Margus Lann. He questioned if and when this is approved, would the new owners have to come back and get a permit when they are building the house. Margus answered that they would have to get a building permit and show that the proposed house is being built with supporting facilities of well and septic field as per the development envelope that Inland Wetlands approved.

Inland-Wetlands Commissioner Nate Brown asked Joe Green to confirm that with this design, there are not any wetlands being disturbed. Joe Green acknowledged that was correct.

Cynthia Rebinowitz had no questions but a few comments. She has reviewed the application package and documents regarding the project as well as the Mr. Elders report and the emails between Joe Green and Mr. Elders. She is up to date. There was discussion in the communications that she read regarding the driveway. She suggested, if possible, to move the driveway closer to the northern property line to give room for a riparian buffer planting between the southern edge of the driveway and the wetlands. It would be beneficial to keep the wetland protected and help to create a buffer for storm water, similar to what a rain garden would do. If it could be done, it would be a positive thing. She would recommend a vegetative riparian buffer around the entire wetland. Assuming that a house built would have a lawn to the edge of the wetlands, that is not ideal. It would be good to have a vegetative riparian barrier with native plants around the wetlands in the permit. She agrees that the conservation easement around the perimeter of the wetlands is a good idea and would help with the runoff and protect the wetlands. In one of the emails between Mr. Elder and Mr. Green there was a question about the conservation easement being the limits of the construction. In her experience, they are not the same. If this permit is accepted, the commission could stipulate that the conservation easement is marked in perpetuity, and no encroachment will be permitted except for normal maintenance and activity. Also, because the yard is so close to the wetlands, she recommends that the commission make absolutely clear whether they would allow any expansion on the issued permit. Commission could state whether they would allow a small outbuilding as far away from the wetlands as possible or not. Lastly if any permit for this property is issued, she thinks it would be great to have 1 or 2 rain gardens incorporated into the regular landscaping. They can be attractive and not intrusive and keep run-off cleaner.

Inland-Wetlands Commission Acting Chairman Anthony Roveto asked if Joe Green had any comments and as he did not, the floor was opened to comments.

Tood Benez, residing at 16 Meghan Blvd, he questioned if the house and septic take up the whole of the area is there a reserve septic or leach field. When he put a shed on his property, he had to have a whole separate second area for his reserve septic. This plan does not seem to have one. He knows that the well and septic must have a 100' barrier from wetlands. He is wondering if the house is within that 100'. Joe Green explained that the house is within the 100' barrier and that is

Inland-Wetlands Commission Regular Meeting

February 18, 2026

Page Eight of Nine Pages

92 Schroback Road: For Development Envelope for Single Family Dwelling Cont'd

why they are here before the commission for a permit. He was happy to hear about the conservation easement because he was concerned about wildlife.

Inland-Wetlands Commission Acting Chairman Anthony Roveto commented that before the snow fell he and the chairman walked the property for an hour and assure the public that wildlife is one of his main concerns.

Lucille Castile, residing at 24 Meghan Blvd, stated that her house is right behind where the proposed house would be built. She is questioning that when she built her house it was a wet season and after the percolation testing, they were required to have an engineered septic system. Everyone else on the street has a regular septic system with a tank but she had to have a septic system and galleys. She had to install a curtain drain and an easement across her backyard. She is concerned that it was dry when the property was looked at and she wants to know what kind of septic system is planned.

Joe Green spoke and requested to answer Mr. Benez question first. He showed the reserve septic area and the backup system on the map. A feasibility does not need to show the system that will be used but he did show a system. He showed a system that lays out in the area. The person who builds can choose to have galleys and stone trench. That decision goes through Torrington Health. She also expressed concern for wildlife.

Marshall Alvin, residing at 101 Schroback for 73 years, is concerned as to where the driveway goes to the house because there will need to be culverts. Joe Green showed him on the map where the culvert is under the driveway. His other concern is the septic system. He has a 100' well and when houses were built on Meaghan Blvd, he had to have a submersible well installed. He is looking for assurances that the new well will not disturb his well. He is also concerned that the septic will not pollute and affect the water. He wants to be sure it is engineered correctly so there is no seepage.

Inland-Wetlands Commission Acting Chairman Anthony Roveto made a comment on his own that the name of this commission is Wetlands and Conservation Commission. He walks all of the properties looking to conserve for animals and wildlife.

Connie Kapratos, residing on South Eagle Street in Terryville, was wondering if the commission ever considers prohibiting the lawn from being fertilized since it is surrounded by wetlands. She wondered if it was a stipulation the commission could impose.

Inland-Wetlands Commission Acting Chairman Anthony Roveto posed the question to Inland-Wetlands Commissioner Corey Finke. He does not believe the commissions can regulate. He believes Cynthia's suggestion for a barrier would mitigate. He does not believe it can be regulated on residential property.

Inland-Wetlands Commission Regular Meeting

February 18, 2026

Page Eight of Nine Pages

92 Schroback Road: For Development Envelope for Single Family Dwelling Cont'd

Inland-Wetlands Commission Acting Chairman Anthony Roveto stated he made a note to check on that.

Margus offers to work with Dave Elders to come up with a proper motion that has stipulations instead of coming up with a motion tonight. Inland-Wetlands Commissioner Corey Findke makes a motion to close the public hearing without a decision. Inland-Wetlands Commissioner Jake Hoade seconds the motion. All are in favor. No one is opposed. There is no discussion. The public hearing is closed.

Inland-Wetlands Commission Acting Chairman Anthony Roveto states that the commission will come up with stipulations and vote on it at the March 4th meeting.

Cynthia Rabinowitz informed the commission that the State of Connecticut Environment Committee of the state legislature has been drafting language to add to the state statutes on inland wetland and water course specifically regarding riparian buffers. There is a public hearing this Friday at the State Capital. If interested, you can go on eh state website to register to comment.

Inland-Wetlands Commission Acting Chairman Anthony Roveto asked the commission to come up with any conditions that you would like to see met so it can be voted on at eh March 4th meeting.

Public Comment for Non-Agenda Items

None.

Other items as may properly come before the Commission

Margus stated that if anyone would like to attend the annual meeting of the Connecticut Wetlands Soil Scientist there is funding available for one person. Registration must be submitted by March 1st.

Adjournment

There being no further business of the Inland-Wetlands Commission, Inland-Wetlands Commissioner Nate Brown made a motion, seconded by Inland-Wetlands Commissioner Corey Finke, to adjourn. This motion was approved unanimously.

Respectfully Submitted,

Maureen Cappetto
Acting Recording Secretary