

Town of Plymouth
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Leah Knapp
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Inland-Wetlands Conservation Commission

Tel: (860) 585-4043

Minutes

March 18, 2026

Call to Order: Inland-Wetlands Conservation Commission Acting Chairman Corey Finke called the March 18, 2026, Inland-Wetlands Conservation Commission Regular meeting to order at 7:05 p.m., in the Assembly Room, Plymouth Town Hall.

Present were Inland-Wetlands Commissioner/Acting Chairman Corey Finke, Inland-Wetlands Commissioner Jacob Hoadley, and Inland-Wetlands Commissioner Anthony Roveto. Excused Absence: Inland-Wetlands Commissioner Nathan Brown. Also in attendance was 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 Jacob Hoadley, to approve the March 18, 2026, Inland-Wetlands Commission Agenda as presented. This motion was approved unanimously.

Acceptance of Minutes Previous Meetings—Regular Meeting of March 4, 2026

Jacob Hoadley made a motion, seconded by Anthony Roveto, to accept and approve the March 4, 2026, Inland-Wetland Commission minutes as presented. This motion was approved unanimously.

Public Comment on Non-Agenda Items

Requested time limit of no more than three minutes. This comment period is for topics not otherwise discussed during the evening's meeting. Comments on Agenda Items need to be made during the time of presentation and discussion on the item before the Commission for including in the "record" upon which the decision is based

New Applications for Acceptance-None Scheduled

No report.

Old/Continuing Applications-Public Hearing

30 South Street/Assessor Parcel Number 043-061-031-1, For proposed Garden Apartments: One 5 Unit, Building with Associated Site Improvements//Public Hearing Continued; opened February 18, 2026; discussion tabled on March 5, 2026, on the request of Applicant//Property Owner: Greenline Home Builders LLC, Galina and Gennadiy Kholod//Representative: Will Walter, P.E., Alfred Benesch & Company

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Old/Continuing Applications-Public Hearing 30 South Street Cont'd.

Gennadiy Kholod stated because Will Walter, Alfred Benesch & Company, had not received their third party (WMC Consulting Engineers) review answer on their application and presentation, he was present this evening to request an extension, noting their official letter for the requested extension had been sent to and received by the Town of Plymouth.

Margus Laan stated that leaving the Public Hearing open until April 17th would allow the Inland-Wetland Commissioners to hold a meeting on April 1st and a meeting on April 15th. He further stated once the Public Hearing is closed it leaves the Commissioners 65 days to make a decision.

Gennadiy Kholod questioned why Margus Laan had suggested to him that the Public Hearing remain open for 24 days.

Margus Laan stated he had suggested 24 days because he did not want Gennady Kholod to panic over the 65 day number and briefly elaborated. Margus Laan stated by the April Inland-Wetlands Commission meeting, the Commissioners will have a better understanding on how the project has morphed and changed, as well as the response. Margus Laan stated the Commissioners have a printout of WMC's report with their comments listed first, as well as their appropriate response. Margus Laan stated the Commissioners also have a copy of the February 18, 2026, minutes that have the first and only discussion on this project, noting he included them to refresh the Commissioner's memory, and this is where everything currently stands.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to continue the Public Hearing until April 17, 2026, and hear it at the April 15th Inland-Wetlands Commission meeting, for 30 South Street/Assessor Parcel Number 043-061-031-1, for proposed Garden Apartments: One 5 Unit, Building with Associated Site Improvements, Applicant//Property Owner: Greenline Home Builders LLC, Galina and Gennadiy with Kholod//Representative Will Walter, P.E., Alfred Benesch & Company. This motion was approved unanimously.

Victor Mitchell, 39 Hillside Avenue, Plymouth, questioned if the report and the response in the report would be made public prior to the April meeting.

Margus Laan stated it would be made public before the April meeting, and he will make sure it is posted on the Town's Website.

Old/Continuing Applications—Deliberation and Decision (Upon closure of Public Hearing)

30 South Street/Assessor Parcel Number 043-061-031-1

Proposed Garden Apartments: One 5 Unit, Building with Associated Site Improvements

Property Owner: Greenline Home Builders LLC, Galina and Gennadiy Kholod//Representative: Will Walter, P.E., Alfred Benesch & Company

No report.

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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 Jacob Hoadley made a motion, seconded by Inland-Wetlands Commissioner Anthony Roveto, to adjourn at 7:12 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale

Patricia A. Hale
Recording Secretary