

Town of Plymouth
80 Main Street
Terryville, CT 06786
www.plymouthct.us

PLYMOUTH, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD

2026 APR 10 AM 9:37

Inland-Wetlands Conservation Commission

Tel: (860) 585-4043

Fax: (860) 585-4015


TOWN CLERK

Minutes

April 1, 2026

Call to Order: Inland-Wetlands Conservation Commission Acting Chairman Corey Finke called the April 1, 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/Acting Chairman Corey Finke, Inland-Wetlands Commissioner Jacob Hoadley, and Inland-Wetlands Commissioner Anthony Roveto. Excused Absence: Inland-Wetlands Commissioner Nate Brown. Also in attendance were Town Council Liaison Ray Engle 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 Jacob Hoadley, to approve the April 1, 2026, Inland-Wetlands Commission Agenda as presented. This motion was approved unanimously.

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

Anthony Roveto made a motion, seconded by Jacob Hoadley, to accept and approve the March 18, 2026, Regular meeting 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 & discussion before the Commission on the item for inclusion in the "Record" upon which the deliberation & decision is based.

No report.

New Applications for Acceptance, Deliberation and Decision

New Addition at 29 Lassy Court / Assessor Parcel Number 020-018-003-14; property of Infinity Holdings Company, LLC; operation of Infinity Surfacing & Refinishing: application of Jordan Kuczenski; Engineer: Robert Green Associates LLC

New Applications for Acceptance, Deliberation and Decision, 29 Lassy Court Cont'd.

Jordan Kuczenski, Infinity Surfacing & Refinishing, stated they are putting a 7,300 square foot addition on their current property, noting the addition is a modification of an already previously approved Phase 2 portion of their project. He further stated the previously approved Phase 2 was only for a 3,600 square foot building and they decided to modify and expand out the building into already preapproved graded areas. Jordan Kuczenski stated it would be an increase in building size within the limits of construction that have already has been finished.

Jordan Kuczenski stated as far as the new modification of the buildout, they are not changing anything else in terms of their boundary limit within the area.

Referring to his two drawings, Jordan Kuczenski reviewed and discussed the side-by-side comparison of the 2022 approved drawings and the current 2026 plans, noting the footprint and limits of disturbance of the wetlands remain consistent. Jordan Kuczenski stated regarding the modification, they are planning on doing a 50 foot x 50 foot warehouse and staging area and a bump out on the back just for additional manufacturing space. Jordan Kuczenski stated they shaded the existing and proposed 2026 grading plan to show that it is unchanged and doesn't exceed any wetlands limits while still maintaining the upland review 100 foot plain.

Jordan Kuczenski stated he is present this evening to ask for an acknowledgement of the modification to the previously approved drawing so they can move forward with the project.

When questioned by Anthony Roveto, Jordan Kuczenski stated the drainage had already been built knowing that the Phase 2 was going to happen. He further stated Bob Green had made modifications to the building so that it wouldn't impede any drainage. Jordan Kuczenski stated there will not be any drainage, utility, sewer, or electric moving within the site. He further stated everything has been pre-stubbed and preliminarily put in place for the addition.

Director of Planning and Economic Development Margus Laan stated full scale drawings of what is being proposed were distributed this evening to the Inland-Wetland Commissioners.

When questioned by Anthony Rovertto regarding erosion control, Jordan Kuczenski stated they will have silt sacks and catch basins, silk fence along the perimeter of the wetlands line, noting it is the same for 2026 as it was for the 2022 approval. Jordan Kuczenski stated some of their methods of stockpiling and material handling is all stated within the notes of the erosion control plan. Jordan Kuczenski stated the project itself it is not an excavation project, excepting the footing in finish four. Jordan Kuczenski stated there are no major cuts or fills, noting there is not a lot of in/out traffic in terms of material other than the removal of the asphalt already there that they will be saw cutting and removing for where the finished concrete floor will go.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to approve the new Addition at 29 Lassy Court, Terryville, Assessor Parcel Number 020-018-003-14; property of Infinity Holdings Company, LLC; operation of Infinity Surfacing & Refinishing, Application of Jordan Kuczenski; Engineer Robert Green Associates LLC, as presented. This motion was approved unanimously.

Inland-Wetlands Commission Regular Meeting

April 1, 2026

Page Three of Six Pages

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 4, 2026, on the request of Applicant; time extension to April 17, 2026 granted at March 18, 2026, Public Hearing. Property Owner: Greenline Home Builders LLC, Galina & Gennadiy Kholod. Representative: Will Walter, P.E., Alfred Benesch & Company

Margus Laan stated the Inland-Wetland Commissioners had received a revised set of plans this evening for the proposed Garden Apartments at 30 South Street, Plymouth, as well as a letter from WMC Consulting Engineers, providing their review of the inland-wetlands portion of the project. Margus Laan stated that WMC has been hired by the Town of Plymouth to do the inland review, as well as the prep review, in order for it to go to the Planning and Zoning Commission should it be approved by the Inland-Wetlands Commission. Margus Laan stated the Planning and Zoning Commission will do a full review in terms of drainage, landscaping design, unit number, fire access, sewer connections and various other aspects of the project.

Will Walter, PE, Civil Site group Manager, Alfred Benesch & Company, stated he was present this evening on behalf of the client/owner. Will Walter stated he had previously discussed all the changes to date and briefly reviewed them. Will Walter stated essentially, they had come before the Inland-Wetlands commission with a proposal that had a five unit condo building on the south side of the property, entrance drive to a cul-de-sac with associated grading drainage, parking and wetlands mitigation. Will Walter stated he received a very thorough and exhaustive review by WMC, noting they had reviewed it for wetlands and site approval, which allows them to start to revise some of the things as they ready themselves to make a site plan application later this spring. Will Walter stated they received the comments however they did not have enough time to revise the plans before this evening's meeting. He further stated that since the last meeting they had revised their plans, provided a fully revised set of plans, which the Commissioners have tonight, along with a 13-page response letter to comments made by the Public and the Inland Wetlands Commissioners, including non-related wetland comments. Will Walter briefly reviewed the changes and noted they had a very productive Zoom meeting today with the Town of Plymouth and WMC. Will Walter stated the grading and drainage plan (part of the Commission packets) for the horizontal physical layout of the driveway, the parking space, the cul-de-sac, the condo building, the site drives and sidewalk, have not changed at all. Will Walter stated disturbance to the wetlands has not changed, noting they did update it with some of the plantings within the wetlands as requested by the Engineer. Will Walter stated the biggest change has to do with the stormwater. Will Walter stated they have gone to a series of four, five, six above ground raingardens, and expanded their footprint for infiltration including a three tier cascading system. The largest concern for the review engineer was the potential maintenance issues having four, five or six raingardens and briefly elaborated. Will Walter stated they pulled the storm management up above the seasonal high groundwater and they are going to a simpler system which will be an underground half-moon plastic chambers and underneath that will be six to 12 inches of stone, noting the water will go out at the same location as the previous design was discharging.

Will Walter stated for the smaller storms (two year and below) the plan is to infiltrate and reduce the peak flow even more than the previous design and they have done that. Will Walter stated there are a couple of minor revisions they will be making to the drainage system and briefly elaborated.

Inland-Wetlands Commission Regular Meeting

April 1, 2026

Page Four of Six Pages

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

Will Walter stated they will be respectfully requesting approval from the Inland-Wetlands Commission tonight with the understanding that the entirety of the third party Engineers' comments (to site plan and stormwater) will be resolved hopefully before they even make their application to the Planning and Zoning Commission.

Will Walter stated the third party Engineer, WMC, had submitted a letter dated today, April 1, 2026, which he read into the record as follows:

The Applicant's design engineer has incorporated many of our previous recommendations and addressed previous comments directly related to the impacted wetland area. After conducting a virtual project review meeting via Zoom today between our office, yourself (yourself being Margus) and Benesch; it is our opinion that the remaining comments are technical in nature and can and will be addressed as the design engineer further advances and revises the plans in preparation of a Planning and zoning submittal. Therefore, our office takes no exception should the Commission decide to act favorably upon the application, with any conditions deemed applicable in their opinion.

Will Walter stated they feel what is germane to the Inland-Wetlands Commission is the impact to the wetlands, and they have addressed WMC's comments. Will Walter stated in all fairness to the Owner, they would like to keep the project moving forward, noting they have addressed the stormwater concerns which will not negatively impact any of the neighbors.

When questioned by Anthony Roveto, Margus Laan stated the stormwater runoff has nothing to do with the Inland-Wetlands Commission, noting it falls under the jurisdiction of the Planning and Zoning Commission.

When questioned by Corey Finke, Will Walter stated there is a maintenance plan in place for the wetlands.

Will Walter stated that Cynthia Rabinowitz, third party Soil Scientist, Northwest Conservation District, for the Town of Plymouth, had sent a memo dated March 28, 2026, recommending the establishment of a long-term maintenance plan for monitoring the wetlands and what the plan should include. He further stated they have no problem with incorporating Cynthia Rabinowitz's recommendations as part of the condition of approval. Will Walter stated he received the memo today, April 1, 2026.

John Henault, WMC, PE, stated that he wanted to be thorough and make sure that Will Walter was aware of all the comments.

Rich Daponte, 31 Hillside Avenue, Plymouth, questioned what third party will be inspecting the system annually to make sure it is properly maintained, and who will enforce that the work will be done properly.

Margus Laan stated Rich Daponte's question should be directed to the Planning and Zoning Commission, noting it will be part of the overall project.

John Pare, 28 South Street, Plymouth, stated it would be the HOA responsibility after all is said and questioned who would have the "teeth" to ensure it's done.

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

Corey Finke stated these questions and comments would be taken care of by the Planning and Zoning Commission.

Victor Mitchell, 39 Hillside Avenue, Plymouth, questioned if there was a tank on the drawing.

Will Walter stated it is rip rap that will be on the surface and there will be less discharge.

When questioned by Victor Mitchell, Will Walter stated they would not be discharging more water to South Street, noting they have catch basins which are located above the gutter line.

John Henault stated he is in agreement with Will Walter's comments as far as the wetland's location and discharge, noting they had reviewed everything and that WMC is comfortable with the Inland-Wetlands Commission deciding favorably at this time.

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 Unit with Associated Site Improvements; Property Owner: Greenline Home Builders LLC, Galina and Gennadiy Kholod; Representative: Will Walter, P.E., Alfred Benesch & Company

Anthony Roveto made a motion, seconded by Corey Finke, to approve the Application for 30 South Street/Assessor Parcel Number 043-061-031-1 for 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, with the conditions of the recommended plantings by Soil Scientist Cynthia Rabinowitz. Vote: Corey Finke/abstained; Jacob Hoadley/yes; Anthony Roveto/yes. Motion passed: 2 in favor/1 abstention.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to close the Public Hearing. This motion was approved unanimously.

Other items as may properly come before the Commission

Indian Heaven Pond, Allentown Road-Permit Application for the use of Pesticides in State Waters; filed by Peter Grundy, The Pond and Lake Connection

When questioned by Corey Finke, Margus Laan stated he had received a letter regarding the application of pesticides, noting it had gone through the State of CT Department of Energy and Environmental Protection (DEEP). He further stated the Application filed by Peter Grundy, the Pond and Lake Connection, was for Indian Heaven Pond, Allentown Road-Permit Application for the use of Pesticides in State Waters; and that it is only informational for the Commission and the Town.

Inland-Wetlands Commission Regular Meeting

April 1, 2026

Page Six of Six Pages

City of Bristol Water & Sewer Department, Watershed Lands – Poland Brook Road & Preston Road Area; Notification of a High Hazard Dam or a Significant Hazard Dam

When questioned by Corey Finke, regarding the agenda item City of Bristol Water & Sewer Department, Watershed Lands-Poland Brook Road & Preston Road Area; Notification of a High Hazard Dam or a Significant Hazard Dam, Margus Laan stated this agenda item is a dam report that the City of Bristol Water and Sewer Department has to submit to the State of CT, noting it came in by USPS mail and that it was only informational for the Commission and the Town.

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 Jake Hoadley, to adjourn at 7:36 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale
Recording Secretary