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80 Main Street
Terryville, CT 06786
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Conservation Inland-Wetlands Commission

Tel: (860) 585-4043
Fax: (860) 585-4015

Minutes **June 3, 2026**

Call to Order: Conservation Inland-Wetlands Commission Acting Chairman Corey Finke called the June 3, 2026, Conservation Inland-Wetlands Commission Regular meeting to order at 7:00 p.m., in the Assembly Room, Plymouth Town Hall.

Present were Conservation Inland-Wetlands Commissioner Corey Finke, Conservation Inland-Wetlands Commissioner Jacob Hoadley and Conservation Inland-Wetlands Commissioner Anthony Roveto. Also in attendance was Director of Planning and Economic Development Margus Laan.

Pledge of Allegiance

Conservation Inland-Wetlands Commission Acting Chairman Corey Finke led the Conservation Inland-Wetlands Commission and the Public Audience in the Pledge of Allegiance.
Corey Finke, Jacob Hoadley, Anthony Roveto, Margus Laan

Approval of Agenda Review

Anthony Roveto made a motion, seconded by Jacob Hoadley, to accept and approve the June 3, 2026, Inland-Wetlands Commission Agenda as presented.

Acceptance of Minutes Previous Meetings/Regular Meeting May 20, 2026

Jacob Hoadley made a motion, seconded by Anthony Roveto, to accept and approve the May 20, 2026, Inland-Wetlands Commission 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 with the Commission for inclusion in the "Record" upon which the Commission's deliberation and decision are based

No report.

New Applications for Acceptance and Determination

410 South Street identified as Assessor Parcel Number 073-061-011A on Assessor Maps, acreage part of Assessor Parcel Number 073-061-011B; for Two Lot Subdivision-Determination of Jurisdiction; property owner/applicant: Joseph M. Zappone; Engineer Robert Green Associates, LLC

New Application for Acceptance and Determination 410 South Street, Plymouth Cont'd.

Robert Green stated he wanted clarification as to why he had to fill out an application when he wasn't working in the wetland or upland review area. He further stated there had been discussion on this question previously with Anthony Roveto and Joe Green, Robert Green Associates, LLC. Robert Green stated the previous reference had been a two lot subdivision on the corner of Wilton Road and Route 262/Mt. Tobe Road. He further stated that the site plan was for a subdivision showing the development of each lot and indicated they were beyond the upland review area and outside of it with any work they were performing. Robert Green stated that Joe Green had questioned Anthony Roveto if Robert Green Associates even needed to come before the Inland-Wetlands Commission. Robert Green stated in the event if someone wants to build a house different or bigger than what is being shown, then the septic system would have to be moved down a little, some grading would have to be done in the 100 foot buffer and that would be when they would come before the Inland-Wetlands Commission for a permit to work in the upland review area. He further stated that this is all schematic, noting they just have to prove it can be done.

Margus Laan stated he brought the application before the Inland-Wetlands Commission this evening for procedural purposes. He further stated that had an email discussion with Interim Zoning Enforcement Officer Dave Elder on another project and pointed out that the State Statute dictates that the Planning and Zoning Commission cannot take action on a subdivision, or other application, until the Inland-Wetlands Commission has reviewed it. He further stated that he is bringing it forward this evening to be on the safe side. Margus Laan stated that he understands the argument Robert Green is making but someone needs to make a determination, noting it could be staff that looks at it, maybe the Wetlands Agent, noting the application doesn't involve wetlands in a meaningful way. He further stated the property does have a corner that is wetlands; one of the two lots and therefore it should be a procedural determination from the Inland-Wetlands Commission that says the application does not need subdivision approval from them.

Citing a past example, Margus Laan stated a previous 60 acre lot divided into five individual lots in an open space area had come back to Land Use ten years later to create a new lot and that goes through re-subdivision area because the parcel already had a subdivision filed. He further stated in that situation where the house was going to go was nowhere close to a wetland and already had existing wetlands approval for a driveway access to get into the area where the house was going to be developed. Margus Laan stated he wrote on the file subdivision map, "not applicable" and that if it needed review because someone came in to change something that would affect the wetlands it would go to the Inland-Wetlands Commission. He further stated that he was told that procedurally it has to get Inland-Wetlands Commission approval in order for it to go the Planning and Zoning Commission otherwise it's not valid.

Corey Finke questioned if the Inland-Wetlands Commission could accept an application that was not within their review area.

New Application for Acceptance and Determination 410 South Street, Plymouth Cont'd.

Margus Laan stated he brought the Application to the Inland-Wetlands Commission so they could make a determination. Margus Laan stated that the Commission should decide it doesn't need their approval based on the location of the wetlands, and because the location of the wetlands is not relevant to where the development will be taking place.

Anthony Roveto stated the one thing that troubles him is how someone could get water and septic without wetlands infringement

Robert Green stated they show the well, the primary, and the reserve all above the buffer area; a brief discussion followed while looking at the site plan.

Anthony Roveto stated he was in agreement with Corey Finke and does not see where this Application is within the Inland-Wetlands Commission's jurisdiction.

When questioned by Robert Green regarding future applications with the same parameters. Margus Laan stated he couldn't have Robert Green Associates appear before the Inland-Wetlands Commission without the necessary application; and that the fee has to be paid to submit the application; a brief discussion followed.

Corey Finke stated this agenda item came before the Inland-Wetlands Commission because the Interim Zoning Enforcement Officer Dave Elder had suggested it; a brief discussion followed.

Margus Laan stated that he had spoken to the city of Bristol and town of Berlin and was informed that when a subdivision comes into their department it goes to the Wetlands Agent and he determines if it goes before their Inland-Wetlands Commission prior to it going to their Planning and Zoning Commission. He further stated that he does not know what Dave Elder's position is, noting that Dave Elder received the same documents and agenda as the Inland-Wetlands Commissioners for tonight's meeting, requesting direction.

Anthony Roveto stated he felt these situations should be determined on a case-by-case basis; a brief discussion followed.

Anthony Roveto made a motion, seconded by Jacob Hoadley, stating the Inland-Wetlands Commission believes the application for 410 South Street identified as Assessor Parcel Number 073-061-011A on Assessor Maps, acreage part of Assessor Parcel Number 073-061-011B; for Two Lot Subdivision-Determination of Jurisdiction; property owner/applicant: Joseph M. Zappone; Engineer Robert Green Associates, LLC, does not need Inland-Wetlands Commission review or further review, and that the Application can now go forward to the Planning and Zoning Commission. This motion was approved unanimously.

New Application for Acceptance and Determination 410 South Street, Plymouth Cont'd.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to refund Robert Green Associates' Application Fee since it is not needed, and that the application be removed from the Land Use file. This motion was approved unanimously.

Old/Continuing Applications for Presentation, Deliberation and/or Decision

None—No Applications from May 20, 2026, or prior meetings.

Membership Status

Margus Laan stated he had spoken to Dean Ferrante and requested he write a formal resignation letter, noting he has yet to hear back from him but will send him a reminder. Margus Laan further stated he is willing to draft a resignation letter for Dean Ferrante, have him sign off on it, and then return it to the Mayor's Office.

Commissioner Discussion

Anthony Roveto stated the new Town Website is supposed to be up some time this month and briefly elaborated.

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 Jacob Hoadley, to adjourn at 7:19 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale
Recording Secretary