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Minutes

June 4, 2025

Call to Order: Inland-Wetlands Conservation Commission Chairman Anthony Roveto called the June 4, 2025, Inland-Wetlands Conservation Commission Regular meeting to order at 7:00 p.m., in the Community Room, Plymouth Town Hall.

Present were Inland-Wetlands Conservation Commissioner Dean Ferrante, Inland-Wetlands Conservation Commissioner Corey Finke, Inland-Wetlands Conservation Commissioner Michael Maffia and Inland-Wetlands Conservation Commission Chairman Anthony Roveto. Also in attendance were Zoning Enforcement Officer Scott Eisenlohr, and Town Council Liaison Ron Tiscia. Excused Absence: Director of Planning and Economic Development Margus Laan.

Pledge of Allegiance

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

Approval of Agenda Review

Inland-Wetlands Conservation Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Conservation Commissioner Dean Ferrante, to approve the June 4, 2025, Inland-Wetlands Commission Agenda as presented. This motion was approved unanimously.

Acceptance of Minutes (May 21, 2025)

Inland-Wetlands Conservation Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Commissioner Dean Ferrante, to approve the May 21, 2025, Inland-Wetlands Conservation Commission Minutes as presented. This motion was approved unanimously.

Old/Continuing Applications

Public Hearing Closed May 21, 2025

IWWA 25-5-W

Applicant: Galina Kholod

Location: 30 South Street, Plymouth

Proposal: Multi-Family Complex

Inland-Wetlands Commission Chairman Anthony Roveto stated the Commissioners had received a List of Conditions in their packets that was written by Zoning Enforcement Officer Scott Eisenlohr.

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Zoning Enforcement Officer Scott Eisenlohr stated the list is a Draft Condition of Approval, noting that the Commission can make a motion to deny it, second the motion and then discuss the reason(s) for denial. Zoning Enforcement Officer Scott Eisenlohr stated he had written 18 conditions, noting numbers one through twelve were the standard conditions he applies to most people and read the letter as follows:

The Inland Wetlands Commission motion to approve Application IWWA 25-5W for a multi-family complex Plymouth CT, based upon the information and testimony that you submitted with your application. This approval is subject to the following conditions:

- 1) The permittee shall notify the Inland Wetlands Enforcement Officer immediately upon the commencement of work for preconstruction meeting.
- 2) If the authorized activity is not completed within (10) ten years from the issuance date of 06/04/2025 said activity shall cease and desist, if not previously revoked or specifically renewed or extended, this permit shall be null and void. Any request to renew or extend the expiration date of a permit should be filed in accordance with the Inland Wetlands Regulations of the Town of Plymouth. Expired permits may not be renewed, and the Inland Wetlands Commission may require a new application for regulated activities.
- 3) All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. A copy of the permit and plans shall be on site at all times. Any structures, excavation, fill obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation.
- 4) This authorization is not transferable without the written consent of the Inland Wetlands Commission or its agent.
- 5) In evaluating this application, the Inland Wetlands Commission or agent has relied on information provided by the applicant. If such information is subsequently proved to be false, incomplete, or misleading, this permit may be modified, suspended, or revoked and the permittee may be subject to any other remedies or penalties provided by law.
- 6) The permittee shall employ the best management practices, consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. Permittee will provide a copy of approved plans to contractor which shall stay on site and be available for review or inspection during the duration of work. For information and technical assistance, contact the Wetlands Enforcement Officer.

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The permittee shall immediately inform the Commission of any problems involving the wetlands or watercourses that have developed in the course of, or that are caused by, the authorized work.

- 7) No equipment or material including without limitation, fill construction materials, or debris, shall be deposited, placed or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
- 8) This permit is subject to and does not derogate any rights or powers of the Town of Plymouth, conveys no property rights or exclusive privileges, and is subject to all public and private rights and to all applicable federal, state and local laws. In conducting and maintaining any activities authorized herein, the permittee may not cause pollution, impairment, or destruction of the inland wetlands and watercourses of Plymouth.
- 9) If the activity authorized by the Inland Wetlands Permit also involves activity or a project that requires zoning of subdivision approval, special permit, variance, or special exception, no work pursuant to the Wetlands permit may begin until such approval is obtained.
- 10) The permittee shall maintain sediment and erosion controls at the site in such an operable condition as to prevent the pollution of wetlands and watercourse. Said controls are to be inspected by the permittee for deficiencies at least once per week and immediately after rains. The permittee shall correct any such deficiencies within (24) twenty-four hours of said deficiency being found. The permittee shall maintain such control measures until all areas of disturbed soils are stabilized.
- 11) The permittee, contractor and/or owner shall conduct all operations at the site in full compliance with this permit, to the extent provided by law, may be held liable for any violations of the terms and conditions of this permit and are responsible for any violation they may have created.
- 12) Wetland flagging to stay in place during the construction process. Missing flags to be replaced upon the Wetland Agent's request if required for inspection or enforcement.
- 13) Erosion and sedimentation control cash bond of \$0. submitted prior to the start of construction. Bond to be returned after site is fully vegetated per the Inland Wetland Agent.
- 14) Prior to the start of this development, a mandatory on-site preconstruction meeting, based on the final plans to discuss construction schedule with contractor, Inland Wetland staff, etc.
- 15) The Northwest Conservation District will follow up with all the erosion and sedimentation controls during the development process, all inspections, up to the following three years. inspection required for this project after heavy rain events, and expansion of the Inland-Wetlands per plan.

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The Owners of this project will be billed directly monthly throughout the duration of this development, to be paid within 10 days. Inspection reports and bills will be copied to the Land Use Office as required.

16) Long-term Stormwater Maintenance Schedule

Multi-Family Complex
30 South Street
May 28, 2025

Zoning Enforcement Officer Scott Eisenlohr stated this was the Maintenance Schedule for the Project.

This schedule is a condition of this Application approval “see attached”

17) Soil Erosion and Sedimentation Control Bond of _____ to be returned pending the Wetland Agent approval.

Zoning Enforcement Officer Scott Eisenlohr stated Item 17 could be crossed off because it would be covered by Item 13.

18) The Wetland creation bond _____ required until wetland enhancement is thickly vegetated.

Zoning Enforcement Officer Scott Eisenlohr stated he had spoken to George Logan and was asking for a \$5,000 to \$10,000 bond to recreate the wetland should it fail. He further stated George Logan felt that the amount was a little high, noting once the Conservation District is there, they could say plants needs replacing so he might change it to \$2,500 instead. He further stated the goal is for them to buy the material and keep everything up to par while the project is going on.

Inland-Wetlands Commissioner Michael Maffia stated he felt the bonds should be \$4,000 on Item 13 and \$10,000 on Item 18.

When questioned by Inland-Wetlands Commissioner Dean Ferrante if the bonds would be held only until the wetland enhancement is thickly vegetated and then returned, Zoning Enforcement Officer Scott Eisenlohr noted that was a correct statement.

Inland-Wetlands Commissioner Corey Finke stated he felt the \$2,500 for Item 18 was low.

Inland-Wetlands Commission Chairman Anthony Roveto stated he was in agreement; a brief discussion followed. It was collectively agreed by the Commissioners that the bond for Item 18 would be \$5,000, and the bond for Item 13 would be \$4,000.

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Zoning Enforcement Officer Scott Eisenlohr stated he would collect the bond before any construction begins.

Inland-Wetlands Commissioner Michael Maffia stated he would like the word “agent” removed from Item 4 and have it read “the written consent of the Inland-Wetlands Commission”; a brief discussion followed.

Inland-Wetlands Commission Chairman Anthony Roveto stated Item 12 should read “missing flags should be replaced within 24 hours.”

Zoning Enforcement Officer Scott Eisenlohr stated Cynthia Rabinowitz’s email was also attached regarding the mowing. He further stated she had provided four recommendations and outlined the items; a brief discussion followed.

When questioned by Inland-Wetlands Commission Chairman Anthony Roveto, Inland-Wetlands Commissioner Corey Finke stated the wording “forb” refers to a plant classification.

When questioned by Commissioner Dean Ferrante, Zoning Enforcement Officer Scott Eisenlohr stated the Stormwater Maintenance Schedule has a note at the bottom of the page that covers the enforcement of the schedule and briefly elaborated.

When questioned by Inland-Wetlands Commissioner Michael Maffia concerning fines, Zoning Enforcement Officer Scott Eisenlohr stated a letter could be sent stating if the Maintenance Schedule wasn’t followed fines could be enforced within a certain number of days and briefly elaborated.

Zoning Enforcement Officer Scott Eisenlohr briefly discussed Public Works Director Carl Johnson’s email stating Carl Johnson’s only concerns were the required encroachment permit and driveway/excavation permit. Zoning Enforcement Officer Scott Eisenlohr stated the Engineer had addressed Carl Johnson’s drainage concerns; and Carl Johnson was satisfied.

Inland-Wetlands Commissioner Michael Maffia stated before the Commission goes any further, he feels the Commission needs to table this Agenda item, noting the plans the Commission have in front of them this evening are approximately two months old. He further stated that according to Regulations the Commission is supposed to have updated plans based on the email from Land Use to this Commission. Inland-Wetlands Commissioner Michael Maffia stated that at the last meeting, changes were talked about and the Commission doesn’t have a set of updated plans or a list of revisions and according to Regulations that is State law and the Regulations follow State, which follow Federal Regulations and also State follows Federal law and the Commission is required to have it.

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Zoning Enforcement Officer Scott Eisenlohr stated he recalls the plan the Commission had, and since the last application and this one, the multipurpose structures dropped from 11 to 9, and the ones the Commission now have are going to be final and those are the ones that are going to Planning and Zoning after they go to the Zoning Board of Appeals for the width of the road and the two driveways.

Inland-Wetlands Commissioner Michael Maffia stated there was discussion of changes to the erosion and detention ponds at the last meeting, and the Commission does not have a set of plans showing those changes or a list of revisions, which go with it, noting this is required by Regulations and law. He further stated he feels the Commission should table this Agenda item until those plans are in front of the Commission.

Zoning Enforcement Officer Scott Eisenlohr stated he was not aware of the plans that Inland-Wetlands Commission Michael Maffia was talking about.

Inland-Wetlands Commissioner Michael Maffia stated the Commission does not have a copy of the plans with the changes; the changes are not shown on the plans they have in front of them tonight; the plans were not submitted to the Commission with the revisions, and they need to be.

Zoning Enforcement Officer Scott Eisenlohr stated he is changing some things such as the 17 conditions he just read into the record, so the Commission will need a final plan including those conditions, the new mowing schedule, and once they get the plans with the final minor changes it will be sent to the Zoning Board of Appeals and the Planning and Zoning Commission.

Inland-Wetlands Commissioner Michael Maffia stated he wanted to see the plans before they go to the Zoning Board of Appeals and the Planning and Zoning Commission; a brief discussion followed.

Inland-Wetlands Commissioner Dean Ferrante made a motion, seconded by Inland-Wetlands Commissioner Corey Finke, to approve the Application 25-5W for 30 South Street with the stipulation that all changes, including changes made tonight, are part of the approval.

Vote: Dean Ferrante/Yes; Corey Finke/No; Michael Maffia/No; Anthony Roveto/Yes. Motion fails by a vote of 2-2.

When questioned by Zoning Enforcement Officer Scott Eisenlohr, Inland-Wetlands Commissioner Corey Finke stated he is not confident the plans will be followed

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Zoning Enforcement Officer Scott Eisenlohr stated that is why he put the bonds in to ensure the plan was followed and he left the bonds numbers up to the Commission, noting the numbers can be raised.

Inland-Wetlands Commissioner Corey Finke stated he personally doesn't feel that changing the bond numbers will change anything.

Zoning Enforcement Officer Scott Eisenlohr stated the Northwest Conservation District will be onsite for the whole project to monitor and make sure everything is going properly. He further stated Cynthia Rabinowitz would be present on the site as a paid Consultant and would be sending the bill to the Applicant and to him, along with any reports the Conservation District might have and briefly elaborated. Zoning Enforcement Officer Scott Eisenlohr stated he has been with the Town for nine years and two months and he can't remember when the Town had an outside Consultant watching a project like this. He further stated he feels having the Consultant is for the better and it wasn't an easy decision.

Inland-Wetlands Commissioner Michael Maffia stated he doesn't feel comfortable approving this project in any way, shape or form, even if the bonds are raised, there is just too much that can go wrong.

Inland-Wetlands Commission Chairman Anthony Roveto stated this Application has failed approval.

New Applications-For Acceptance

IWWA 25-6W
North Higgins Street
Property Owner: Rande King
Landscape and Regrade

Rande King, 7 North Higgins Street, stated this is a continuation of a permit he pulled back in 1997 when he applied to build a garage and level an area of the land. He further stated the area is prone to flooding and he has pictures to submit. Rande King stated when there are heavy rains the area floods, goes over the brook and then goes to South Eagle Street and the area stays swampy. Rande King stated he wants to raise the grade.

When questioned by Zoning Enforcement Officer Scott Eisenlohr, Rande King stated the brook is more like runoff from the Terryville fairgrounds than it is a brook.

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New Applications-For Acceptance Cont'd.

Inland-Wetlands Commission Chairman Anthony Roveto stated the Inland-Wetlands Commissioners will be visiting Rande King's property to take a look at it. He further stated Rande King should submit a drawing to show how much he wants to raise the grade, and when all of this is completed then the Commission will vote on the project.

Rande King stated he has a drawing to submit this evening

When questioned by Inland-Wetlands Commission Chairman Anthony Roveto, Zoning Enforcement Officer Scott Eisenlohr stated the Application was paid for.

Inland-Wetlands Commissioner Dean Ferrante made a motion, seconded by Inland-Wetlands Commissioner Corey Finke, to accept the Application IWWA 25-6W. This motion was approved unanimously.

IWWA 25-7W
9 Visconte Avenue
Property Owner: Patrick Norton
New Home Construction

When questioned by Inland-Wetlands Commission Chairman Anthony Roveto, Zoning Enforcement Officer Scott Eisenlohr stated the Application was paid for.

Steve Norton, father to Patrick Norton, Owner of 9 Visconte Avenue, stated they are putting a drainpipe in front of his lot so they can build a house. It's just an intermediate water course that measures 5 feet by 65 feet.

Zoning Enforcement Officer Scott Eisenlohr stated drawings for the project, and additional information, was included in the Inland-Wetlands Commissioner packets.

Inland-Wetlands Commissioner Dean Ferrante made a motion, seconded by Inland-Wetlands Commissioner Corey Finke, to accept the Application IWWA 25-7W. This motion was approved unanimously.

Public Comment (for Non-Agenda Items)

No report.

Enforcement Report/Agent Approvals/Updates

No report.

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Administrative Matters

Inland-Wetlands Commission Chairman Anthony Roveto read the following correspondence into the record: To the Inland-Wetlands and Conservation Commission, I am submitting my resignation effective as of the end of this meeting. I have been appointed to the Town of Plymouth Town Council. I cannot serve at both positions. The Mayor has appointed me as Liaison to this Commission. I want to thank all that I have had the pleasure of serving with for your dedication and willingness to serve. As Liaison I will be able to answer questions you may have after a meeting, but I can have no input during the meeting. I would like to also thank Scott and Margus for their assistance and also for what I have earned from them. Respectively, Anthony Roveto.

Inland-Wetlands Commission Chairman Anthony Roveto stated if there is any advice he can offer or anything he can do to help he will, noting he is not abandoning the Commission, and he will make himself available.

Inland-Wetlands Commission Chairman Anthony Roveto stated he wanted to thank Town Councilman Ron Tiscia for filling in for Town Councilman Wes Donahue in his absence.

Adjournment

There being no further business of the Inland-Wetlands Conservation Commission, Inland-Wetlands Conservation Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Conservation Commissioner Dean Ferrante, to adjourn at 7:41 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale
Recording Secretary