

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

Inland-Wetlands Conservation Commission
Tel: (860) 585-4043
Fax: (860) 585-4015

Minutes

July 2, 2025

Call to Order: Inland-Wetlands Conservation Commission Vice Chairman Dean Ferrante called the July 2, 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, and Inland-Wetlands Commissioner Jacob Hoadley. Excused Absence: Inland-Wetlands Commissioner Michael Maffia. Also in attendance were Zoning Enforcement Officer Scott Eisenlohr, Director of Planning and Economic Development Margus Laan, and Town Council Liaison Anthony Roveto.

Pledge of Allegiance

Inland-Wetlands Conservation Commission Vice Chairman Dean Ferrante 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 Commission Vice Chairman Dean Ferrante, to accept the July 2, 2025, Inland-Wetlands Commission Agenda as presented. This motion was approved unanimously.

Acceptance of Minutes (June 4, 2025)

Inland-Wetlands Conservation Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Commission Vice Chairman Dean Ferrante, to accept the June 4, 2025, Inland-Wetlands Conservation Commission Minutes as presented. Vote: Corey Finke/yes; Dean Ferrante/yes; Jacob Hoadley/abstained; motion passed 2:1 in favor.

Old/Continuing Applications

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

When questioned by Inland-Wetlands Commission Vice Chairman Dean Ferrante, Rande King stated his landscape and regrade were located along South Eagle Street on the other side of the runoff/brook to the North Higgins Street corner.

PLYMOUTH, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
2025 JUL -8 AM 10:11
TOWN CLERK

Inland-Wetlands Conservation Commission Regular Meeting
July 2, 2025
Page Two of Seven Pages

Old/Continuing Applications Cont'd.

Zoning Enforcement Officer Scott Eisenlohr stated the application he distributed this evening on behalf of Rande King was for landscaping and light excavation.

Corey Finke made a motion, seconded by Dean Ferrante, to approve Application IWWA 25-6W, North Higgins Street, Property Owner: Rande King, Landscape and Regrade, as presented. Vote: Corey Finke/yes; Dean Ferrante/yes; Jacob Hoadley/abstained; motion passed 2:1 in favor.

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

Steven Norton, father to Patrick Norton, Owner of 9 Visconte Avenue, was present to represent his son in his absence this evening.

Zoning Enforcement Officer Scott Eisenlohr stated there was a Resident in the audience this evening that wanted to make comments on this Application to help the Commissioners with making their decision. He further stated although this meeting wasn't a Public Hearing the Commission would be providing a courtesy in allowing the Resident to speak on this Application. He further stated after a couple of comments, if the Commissioners feel we should have a Public Hearing, then a date can be set and the Resident can comment at the Public Hearing as much as and as long as he wants to.

Raymond Pelletier, 5 Visconte Avenue, Plymouth, stated he wanted the letter he emailed to the Mayor's Office and the Inland-Wetlands Conservation Commissioners read into the record.

It was noted that no one had a copy of the correspondence being referenced by Raymond Pelletier. Zoning Enforcement Officer Scott Eisenlohr stated the letter should have been sent to him because he makes up the packets for the Commissioners.

Raymond Pelletier stated he did not have a copy of the letter with him this evening. Raymond Pelletier stated he is getting flooded out, he's had damage to his house, and he had to fix it, noting it is costing him money. Raymond Pelletier stated he's been disrespectful to him since they started the project in more ways than one and it was not necessarily the owner or the owner's dad he was referring to. He further stated the Town has definitely been disrespectful to him, noting they tell him one thing and do another. Raymond Pelletier stated he had to do Zoning Enforcement Officer Scott Eisenlohr's job because an excavator came up without a permit. He further stated he told the excavator person he shouldn't be in the wetlands or on any other land for that matter without permits. Raymond Pelletier stated Zoning Enforcement Officer Scott Eisenlohr keeps saying they are only mowing the grass.

**Inland-Wetlands Conservation Commission Regular Meeting
July 2, 2025
Page Three of Seven Pages**

Old/Continuing Applications Cont'd.

Raymond Pelletier stated the water is coming down the hill so fast it's washing out the road and it's a bad situation. He further stated the Town came and wrecked the road and fixed everyone's property around the area except his and it's washing completely out. Raymond Pelleiter stated he had to fix his driveway a number of times, noting that it is washing out from the water coming up from the underground streams throughout that property. He further stated the water goes into his cellar, and he had to put a second sump pump in to contain it, but his cellar still flooded something horrible, and it cost him quite a bit of money because he had to cut a hole and get plumbing done. Raymond Pelletier stated he feels he's being harassed by the Town because they are not doing what they're supposed to, noting that when someone comes in and clears a lot without permits there should be fines. He further stated he knows this because he did this job previously. Raymond Pelletier stated the guy just came in with chainsaws, weed whacker and brush-hogged the property.

When questioned by Inland-Wetlands Commission Vice Chairman Dean Ferrante, Raymond Pelletier stated the work the Norton's have been doing has been without a permit and it is flooding his property. He further stated it's been going for quite some time and it's not right; and stated the Commissioners should read the regulations. Raymond Pelletier stated the picture in the file doesn't look like the way the property does now because of the work that's been done.

Zoning Enforcement Officer Scott Eisenlohr stated based on the accusations that Raymond Pelletier is making the owner should be allowed to reply to them and based on that alone, the Commission should set a Public Hearing so the owner can make comments.

Inland-Wetlands Commission Chairman Dean Ferrante stated the Commission would not be able to vote on this Application, noting they would need more members to be present. He further stated the Public Hearing will be pushed out for that reason.

Raymond Pelletier stated that what Zoning Enforcement Officer Scott Eisenlohr did is not fair to Mr. Norton, noting he gave Mr. Norton bad advice and that their property is unbuildable. He further that stated years ago two different builders tried to build and could not because of the underground streams and everything else up there. He further stated they live in a small area, the water table is dropping quick, and the people up there have to re-dig their wells for a second time and people up there don't deserve to be treated like that and it's not fair.

When questioned by Inland-Wetlands Commission Vice Chairman Dean Ferrante, Raymond Pelletier stated he does feel this issue is affecting other people in his area.

Inland-Wetlands Commission Vice Chairman Dean Ferrante stated the neighbors will all get a notice, and they can attend the Public Hearing and voice their concerns, noting that is what this meeting is all about.

**Inland-Wetlands Conservation Commission Regular Meeting
July 2, 2025
Page Four of Seven Pages**

Old/Continuing Applications Cont'd.

Raymond Pelletier stated this is about someone who is not doing the right thing, and it is not fair to Mr. Norton. He further stated Mr. Norton was advised the wrong way, noting he, Raymond Pelletier, has a Certificate for enforcement which a mayor gave him when he went to all the seminars, and he learned about wetlands. Raymond Pelletier stated wetlands are not just about water, it's a lot of things.

When questioned by Inland-Wetlands Commission Vice Chairman Dean Ferrante if there is any more work done on the site would the Zoning Enforcement Officer do an enforcement action; Zoning Enforcement Officer Scott Eisenlohr stated he would. He further stated there is no reason to shut the Norton's down at this time. Zoning Enforcement Officer Scott Eisenlohr stated the Norton's gave him their map and survey and based on that information he told the applicant to fill out an application.

When questioned by Inland-Wetlands Commission Chairman Dean Ferrante, Steven Norton stated he had submitted a plot plan for the whole thing, as well as a plan for the house.

Zoning Enforcement Officer Scott Eisenlohr stated this information was distributed to the Commissioners two meetings past, noting at that time the Commissioners made their decision to accept it.

Raymond Pelletier stated because the lot was an unbuildable the taxes went way down for the previous owner who had died. He further stated the previous owner had told him he could put his shed, his garden and a fence up 40 years ago, noting it is all still there. Raymond Pelletier stated he was told if his shed, garden and fence were there for over 15 years then a change in ownership of the land occurs. He further stated he is not pushing that; he's just trying to get things done right.

Inland-Wetlands Commission Vice Chairman Dean Ferrante stated there might be some engineering done that would help the lot. He further stated he has to recuse himself from this Application because he previously worked for the Nortons and this could be a conflict of interest. Inland-Wetlands Commission Vice Chairman Dean Ferrante stated he will still be present and discussing this project with the Commissioners.

Raymond Pelleiter stated there should have been a silt fence up, and hay bales around the catch basin that goes out to the lake, noting it just became a big mess up there. Raymond Pelletier stated they came in with an excavator and someone should have said to the operator that they can't work there without permits. He further stated the Town put a card on the excavator window and left. Raymond Pelletier stated Zoning Enforcement Officer Scott Eisenlohr could have called them, but he did nothing and just left, and that's not fair to Mr. Norton or him or anyone else in the area. Raymond Pelletier stated he got along with the guy at first but what is going on now is causing hard feelings and that's not right.

**Inland-Wetlands Conservation Commission Regular Meeting
July 2, 2025
Page Five of Seven Pages**

Old/Continuing Applications Cont'd.

Raymond Pelletier stated Mr. Norton's son spent a lot of money on the lot and he should have known it was non-buildable, noting that two different builders tried to put a home in there but because of the way the lot is when it rains it pours and it's not fair to him and there is no date on the paperwork. Raymond Pelleiter stated you have to find the meeting in the Clerk's Office to find the date. He further stated the Town has to do the research.

Zoning Enforcement Officer Scott Eisenlohr stated he will make copies for everyone.

Inland-Wetlands Commission Vice Chairman Dean Ferrante stated the Commissioners get the idea of what Raymond Pelletier is upset about.

Raymond Pelletier stated it is not fair to Mr. Norton or anyone in the area and who is Zoning Enforcement Officer Scott Eisenlohr to tell the guy backing into a excavator that it's not his job; that's someone else's job.

Inland-Wetlands Commissioner Corey Finke made a motion seconded by Inland-Wetlands Commission Vice Chairman Dean Ferrante, to hold a Special Meeting for a Public Hearing on July 23, 2025, for the property at 9 Visconte Avenue, Plymouth. This motion was approved unanimously.

Director of Planning and Economic Development Margus Laan Economic stated that when a Public Hearing is held, notification letters need to be sent out to the abutting property owners within 15 days of the Public Hearing; a brief discussion followed.

For the next meeting scheduled on July 23, 2025, Zoning Enforcement Officer Scott Eisenlohr requested Raymond Pelletier bring the information previously discussed including the backup documentation for his sump pumps, wells from the neighbors, and Certification from Wetlands.

Raymond Pelletier stated that this was not his burden, it was Zoning Enforcement Officer Scott Eisenlohr's burden, and noted the other accusation he is going to make is it happening all over Town because someone is not doing their job.

Inland-Wetlands Commission Vice Chairman Dean Ferrante stated we are here for this meeting for this property.

Zoning Enforcement Officer Scott Eisenlohr stated he has everything needed for the Public Hearing.

Inland-Wetlands Conservation Commission Regular Meeting
July 2, 2025
Page Six of Seven Pages

Old/Continuing Applications Cont'd.

When questioned by Raymond Pelletier if the Commissioners could give him an Application, Zoning Enforcement Officer Scott Eisenlohr stated he would have to go online for one.

Steven Norton stated the property was brush-hogged to the far right, noting there is a swale in between his and Raymond Pelletier's properties, so there is no way any water coming off his property would affect Raymond Pelletier in any way, shape or form. He further stated the Commissioners could look at the plot plan.

Zoning Enforcement Officer Scott Eisenlohr stated he had distributed the plot plan and all of the related information to the Commissioners two weeks ago at their meeting.

When questioned by Inland-Wetlands Commission Vice Chairman Dean Ferrante, Steven Norton stated there will be a drain installed in front of the house because he has to put a driveway in for the house. He further stated there is water that runs in front of it, which is runoff from above, so they will need to put a catch basin in with a pipe running to the other catch basin in order to catch the water that comes off the property to the right of it.

Zoning Enforcement Officer Scott Eisenlohr stated the pipe is where the Soil Scientist said it was delineated as wetlands.

Steven Norton noted the Soil Scientist had stated that the property itself is not wetlands. He further stated they will be putting curtain drains around the entire property so no water will go onto anyone else's property.

Raymond Pelletier stated it is not flagged

Steven Norton stated it is flagged in front for the intermittent water pipe.

Zoning Enforcement Officer Scott Eisenlohr stated the map is marked.

Inland-Wetlands Commission Vice Chairman Dean Ferrante stated the Commissioners will be up to walk the property at 9 Visconte Avenue.

Inland-Wetlands Commission Vice Chairman Dean Ferrante stated the Commission is not supposed to hold Public Comment for agenda items, but he is trying to be fair.

New Applications

No report

**Inland-Wetlands Conservation Commission Regular Meeting
July 2, 2025
Page Seven of Seven Pages**

Public Comment for Non-Agenda Items

No report.

Enforcement Report/Agent Approvals/Updates

a. The Pond and Lake Connection Notification Lake Plymouth

Zoning Enforcement Officer Scott Eisenlohr stated an Application was received and sent to the Department of Energy and Environmental Protection (DEEP) noting that DEEP had approved it. He further stated he went out to Lake Plymouth today and there is posted notification on the telephone poles as to when they will be applying the chemicals to the lake.

Administrative Matters

It was noted because the Public Hearing would be held on July 23, 2025, the July 16, 2025, Inland-Wetlands Conservation Commission meeting would be cancelled.

Adjournment

There being no further business of the Inland-Wetlands Conservation Commission, Inland-Wetlands Commission Vice Chairman Dean Ferrante made a motion, seconded by Inland-Wetlands Commissioner Corey Finke, to adjourn at 7:29 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale
Recording Secretary