

**Town of Plymouth**

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Terryville, CT 06786**

**www.plymouthct.us**

**Inland-Wetlands Conservation Commission**

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**Minutes**

**July 23, 2025**

Call to Order: Inland-Wetlands Commission Vice Chairman Dean Ferrante called the July 23, 2025, Inland-Wetlands Conservation Commission Regular meeting to order at 7:02 p.m., in the Assembly Room, Plymouth Town Hall.

Present were Inland-Wetlands Commission Vice Chairman Dean Ferrante, Inland-Wetlands Commissioner Corey Finke, Inland-Wetlands Commissioner Jacob Hoadley, and 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 Commission Vice Chairman Dean Ferrante led the Inland-Wetlands Commissioners and the Public Audience in the Pledge of Allegiance.

**Approval of Agenda Review**

Zoning Enforcement Officer Scott Eisenlohr stated he had no changes for the July 23, 2025, Inland-Wetlands Commission Agenda.

**Acceptance of Minutes (July 2, 2025)**

Inland Wetlands Commissioner Dean Ferrante noted the July 2, 2025, Minutes had stated he had previously worked for the Norton's in error, noting he had previously worked for the Pelletier's.

Inland-Wetlands Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Commissioner Michael Maffia, to accept the July 2, 2025, Inland-Wetlands Commission Minutes as amended. This motion was approved unanimously.

**Old/Continuing Applications**

**IWWA 25-7W Public Hearing**

**9 Visconte Avenue**

**Property Owner: Patrick Norton New Home Construction**

Zoning Enforcement Officer Scott Eisenlohr stated the application packet contained pictures received from Mr. Pelletier for the Notice of Application. He further stated when the signage for Mr. Norton was being made up, signage was also being made for a Public Works demolition project at 244 Main Street.

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**Old/Continuing Applications Cont'd.**

Zoning Enforcement Officer Scott Eisenlohr stated the 244 Main Street address had been crossed off and the corrected address of 9 Visconti was handwritten in. Zoning Enforcement Officer Scott Eisenlohr stated he was certain the signage was received in this condition by Mr. Norton. He further stated in his opinion the corrected signage is in a gray area.

Attorney Mark Malley stated he was present this evening for his client Patrick Norton, property owner at 9 Visconte Avenue. Attorney Mark Malley stated the size of the lettering is inappropriate, noting he had spoken to Director of Planning and Economic Development Margus Laan about it.

Attorney Mark Malley stated that he felt the Public Hearing should be opened, and no evidence should be taken. He further stated he would request that the meeting be continued to August 20<sup>th</sup> at a Special Inland-Wetlands Commission meeting for the purpose of putting up the appropriate signage with the 15 days' notice. Attorney Mark Malley stated the newspaper would be covered because anyone attending this evening would know that it was being continued.

Zoning Enforcement Officer Scott Eisenlohr questioned if instead of opening the Public Hearing could the Commission just table it until the Special August 20<sup>th</sup> meeting. He further stated the Application will need an extension for the application.

Attorney Mark Malley stated he would send an extension request to Land Use well in advance. Attorney Mark Malley stated if the Public Hearing is tabled the Land Use office would need to issue a new Public Hearing Notice in the newspaper.

Inland-Wetlands Commissioner Michael Maffia stated he was in agreement with Zoning Enforcement Officer Scott Eisenlohr and that the Public Hearing should be opened this evening and then tabled.

Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Corey Finke, to open the Public Hearing for IWWA 25-7W, 9 Visconte Avenue, Plymouth, and continue it at a Special meeting scheduled for August 20, 2025. This motion was approved unanimously.

Zoning Enforcement Officer Scott Eisenlohr stated per the Commissioner's request at the last Inland-Wetlands Commission meeting, he included a Northwest Conservation District Soil's Report and quite a bit of information for 9 Visconte Avenue.

Inland-Wetlands Commissioner Dean Ferrante stated if the Inland-Wetlands Commissioners get the chance they should walk the Lot, noting it helps to understand the information that the Commissioners receive and review.

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**New Applications**

Zoning Enforcement Officer Scott Eisenlohr stated he had no new applications to present at this time.

**Public Comment for Non-Agenda Items**

No report.

**Enforcement Report/Agent Approvals/Updates**

No report.

**Administrative Matters**

Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Dean Ferrante, that all Applications to the Inland-Wetlands Commission must be submitted and time stamped on the Monday prior to the Commission's next regularly scheduled meeting in order for the Applications to appear on the agenda, and Applications not time stamped will not be accepted and will be tabled until the next regularly scheduled Inland-Wetlands Commission meeting.

**Discussion:** When questioned by Inland-Wetlands Commissioner Dean Ferrante, Inland-Wetlands Commissioner Michael Maffia stated that he feels things get rushed through and he is not comfortable with it.

Zoning Enforcement Officer Scott Eisenlohr stated a different office goes through the applications and doesn't tell him when he's going through his own list. He further stated if the Applicant doesn't pay the fee, it would not be safe to accept the Application.

Zoning Enforcement Officer Scott Eisenlohr stated he can bring in the written process for Applications again for distribution at the next scheduled Inland-Wetlands Commission meeting. Zoning Enforcement Officer Scott Eisenlohr stated because the Inland-Wetlands Commission meets twice a month he doesn't see it as a problem.

Inland-Wetlands Commissioner Michael Maffia stated the Commission was following the process, but things were dropped on the Commission unexpectedly and he is not comfortable with that because the Commissioners don't have advance notice and things of that nature.

Inland-Wetlands Commissioner Corey Finke stated he would like advance notice sooner than Tuesday or Wednesday morning.

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**Administrative Matters Cont'd.**

Inland-Wetlands Commissioner Michael Maffia stated the agendas used to be done on Fridays, but the Town Hall now closes at noon on Fridays; causes an issue and that is why he made the motion.

Zoning Enforcement Officer Scott Eisenlohr stated he wanted to check the Statutes and will bring the information to the next meeting.

**Vote:** Inland-Wetlands Commissioner Dean Ferrante stated there will be no vote at this time. He further stated this motion will be brought up for further discussion at the next scheduled Inland-Wetlands Commission meeting under Administrative Matters, Application Procedures.

Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Dean Ferrante, that Applications to the Inland-Wetlands Commission will not be accepted for admission to the agenda under Enforcement Actions.

**Discussion:** Inland-Wetlands Commissioner Michael Maffia stated Zoning Enforcement Officer Scott Eisenlohr cannot bring an Application in that did not come in prior. He further stated Enforcement has nothing to do with an Application. Inland-Wetlands Commissioner Michael Maffia stated if Zoning Enforcement Officer Scott Eisenlohr decides to enforce something and he tells them to fill out an Application and he brings the enforcement forward and also the Application, that's where the Commissioner's will draw the line.

Zoning Enforcement Officer Scott Eisenlohr stated if someone had a violation and he saw it before he got a chance to put an Application in then it would be under Violations, and he would have the Applicant bring in the Application. He further stated at the point the Application would go through the process, the Commission would review the Application under New Business, and it would stay under Violations until the Commission approved the Application. Zoning Enforcement Officer Scott Eisenlohr stated once the Commission approved the Application, as they went down the agenda, the Violation would be taken off.

Inland-Wetlands Commissioner Dean Ferrante stated this procedure is basically followed in his profession, as well, noting if he's working without a permit, he knows he has to apply within 24 hours, so he understands this procedure.

Zoning Enforcement Officer Scott Eisenlohr stated this is why he puts it under Violations and if it comes in before a meeting, he hopes that they bring in an Application and if they don't it will be carried under Violations until they bring in an Application.

Zoning Enforcement Officer Scott Eisenlohr stated the process has been handled this way for 30 years

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**Administrative Matters Cont'd.**

Inland-Wetlands Commissioner Michael Maffia stated that several times in the past when an Application was brought in, it was dropped on the Commissioners without going through the proper procedures.

Zoning Enforcement Officer Scott Eisenlohr stated it isn't handled that way any longer by the Clerks assisting the Land Use office, noting the Applications are now scanned in for the Applicant.

**Vote:** This motion was approved unanimously.

**Adjournment**

There being no further business of the Inland-Wetlands Conservation Commission, Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Corey Finke, to adjourn at 7:17 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale  
Recording Secretary