

Town of Plymouth
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Inland-Wetlands Conservation Commission

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Minutes

October 15, 2025

Call to Order: Inland-Wetlands Commission Chairman Dean Ferrante called the October 15, 2025, 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 Nate Brown, Inland-Wetlands Commission Chairman Dean Ferrante, Inland-Wetlands Commissioner Corey Finke, Inland-Wetlands Commissioner Jacob Hoadley, and Inland-Wetlands Commissioner Michael Maffia. Also in attendance were Director of Planning and Economic Development Margus Laan, and Town Council Liaison Anthony Roveto.

Pledge of Allegiance

Inland-Wetlands Commission Chairman Dean Ferrante led the Inland-Wetlands Commissioners and the Public Audience in the Pledge of Allegiance.

Approval of Agenda Review

Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Nate Brown, to approve the October 1, 2025, Inland-Wetlands Commission Agenda as presented. This motion was approved unanimously.

Acceptance of Minutes Previous Meeting(s): Special Meeting August 20, 2025, and Regular Meeting September 17, 2025, and Regular Meeting October 1, 2025

Inland-Wetlands Commissioner Nate Brown made a motion, seconded by Inland-Wetlands Commissioner Michael Maffia, to approve the August 20, 2025, Inland-Wetlands Commission Special Minutes as presented. This motion was approved unanimously.

Inland-Wetlands Commissioner Nate Brown made a motion, seconded by Inland-Wetlands Commissioner Michael Maffia, to approve the September 17, 2025, Inland-Wetlands Commission Regular Minutes as presented. This motion was approved unanimously.

Inland-Wetlands Commissioner Nate Brown made a motion, seconded by Inland-Wetlands Commissioner Michael Maffia, to approve the October 1, 2025, Inland-Wetlands Commission Regular Minutes as presented. This motion was approved unanimously.

New Applications for Acceptance

**Application of James & Gale Byrnes
For Dock Replacement
94 Eastview Road, Terryville, CT
Property Owner: James & Gale Byrnes**

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New Applications for Acceptance Cont'd.

James Byrnes stated he wanted to replace his old dock with a new metal dock. James Byrnes stated he had spoken with Dave Elder, who had come to his house, noting he was instructed to attend this evening's Inland-Wetlands Commission meeting. He further stated he has information for the Commission from the dock installer with pictures; the requested emergency contact, the information about the dock, drawings and pictures (which show it is the same size/square footage) and the insurance policy for the installer who is licensed and insured. He further stated that he has four permits which he has applied for. James Byrnes stated the work should begin next week and he plans on having it completed by the end of the month; noting he does not have the timeline in writing, but that is what the installer told him.

When questioned by Inland-Wetlands Commission Chairman Dean Ferrante, Inland-Wetlands Commissioner Michael Maffia stated it is usually in writing or in the plans.

Inland-Wetlands Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Commissioner Jacob Hoadley, to approve the new Application of James and Gale Byrnes for Dock Replacement at 94 Eastview Road, Terryville, CT, Property Owner: James & Gale Byrnes. This motion was approved unanimously.

Old/Continuing Applications

Yvette Wylie, Property Owner

3 Lynn Avenue

Terryville, CT

New Construction – Accessory Building (Barn)

Property Owner: Yvette Wylie

Robert Colapietro stated he had the following information (as requested) for the Inland-Wetlands Commissioners: detailed construction sequence, emergency contact, and the Soil Sediment and Erosion Control Plan, noting that Chris Armstrong was doing the excavating work. He further stated that the lot was a perfectly flat lot so there shouldn't be any runoff issues. Robert Colapietro stated that Chris Armstrong would be raising the building up six inches so if there were any runoff it would be banked to the back.

Inland-Wetlands Commission Chairman Dean Ferrante stated that Robert Colapietro had come before the Inland-Wetlands Commission a couple of times already, noting he felt everything was in order and the building should nicely fit on the envelope.

Inland-Wetlands Commissioner Michael Maffia stated he had visited the 3 Lynn Avenue property a couple of times, as well.

Margus Laan stated this Application would also be reviewed by the Planning and Zoning Commission.

Inland-Wetlands Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Commissioner Jacob Hoadley, to approve new construction-Accessory Building (Barn) for Property Owner Yvette Wylie, 3 Lynn Avenue, Terryville, as presented. This motion was approved unanimously.

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Old/Continuing Applications Cont'd.

**Faith Wayne
18 Eastview Road**

Terryville, CT

Fix Stone Wall along Fall Mountain Lake

Property Owner: Faith Wayne & Donna M. St. John

Donna St. John stated she was present this evening in Faith Wayne's absence, noting she had provided the Commissioners with the following: the estimate of what the Contractor will be doing, removing the stone wall and putting it back up, noting he will bring more stone if needed; an explanation about how far he will go up, the height and what he's using for the joints, noting he will be putting in crushed stone fill behind the wall for drainage, and including some of the drainage pipes for the water in case it builds up inside so it can come back down; his license number, and the name of the insurance company, noting she did not have a copy of the policy.

When questioned by Inland-Wetlands Commission Chairman Dean Ferrante if all the work will be done when the lake level is lowered, Donna St. John stated the construction sequence will be provided to the Commission with the start and finish dates; she will call it in; the Contractor provided his work license and insurance and the emergency contact will be Faith Wayne.

Inland-Wetlands Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Commissioner Michael Maffia, to approve the application for Faith Wayne, 18 Eastview Road, Terryville, CT, fix stone wall along Fall Mountain Lake, Property Owner: Faith Wayne & Donna M. St. John. This motion was approved unanimously.

When requested by Donna St. John, Margus Laan stated he would provide her with written approval of her Application for her Contractor.

**LanKolga LLC
26 Container Drive
Terryville, CT
New Industrial Building with associated site improvements
Revision to prior proposal--Property Owner: Daniel Nemeth**

Margus Laan distributed site plans from the proposal for years 2023 and 2025, noting he had highlighted the plans. He further stated that he had colored the building for the parking/driving areas, and the remainder is grass/vegetation and walkways so the Commissioners could understand the difference between the 2023 approval review and the new proposal. Margus Laan stated the building has gone from 4,800 square feet to 3,000 square feet. Margus Laan stated the plans for Lot 22 and Lot 23 show the inland-wetlands area as well as a driveway entrance for Lot 22, however the entrance is not shown on Lot 23.

Contractor Bob Green stated when Planning and Zoning approves the plan; and Daniel Nemeth takes the title, he will give himself an easement to access Lot 23 from 22 with the intent being to build Lot 23 first because it is not owned by the Town and then he will have an access driveway.

Margus Laan stated he did not have any input from Wetland Agent Dave Elder on this project.

Contractor Bob Green stated it has zero impact from the previous plan.

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Old/Continuing Applications Cont'd.

When questioned by Inland-Wetlands Commissioner Michael Maffia, Margus Laan stated there was a change in the building, noting it is smaller, and the angle is being changed so it will be more centered and now lot 22 is in the game. He further stated that he wants Dave Elder's comments as the Acting Wetlands Agent.

Inland-Wetlands Commissioner Nate Brown made a motion, seconded by Inland-Wetlands Commissioner Michael Maffia, to approve the Application for LanKolga LLC, 26 Container Drive, Terryville, new Industrial Building with associated site improvements, revision to prior proposal, Property Owner: Daniel Nemeth, with the stipulation/contingency that comments will be pending from Wetlands Agent Dave Elder. This motion was approved unanimously.

Application of Jesse Morton

For Presentation, Deliberation & Decision

264 South Street, Plymouth

Above Ground Swimming Pool

Property Owner: Trisha A. Erdman & Jesse Anthony J. Morton

Jesse Morton distributed copies of his sketch displaying his 20 foot diameter above ground swimming pool, 50 feet away from the back property line, noting he will do a little excavation to grade the land, and that he ended up doing a block (8 x 11 inch blocks) wall to retain the dirt; with approximately 35 linear feet and four feet high 45 tiers, fabric wrapping the 3/4 inch stone for drainage, and that he wants to do everything correctly.

Margus Laan stated the intermediate stream/creek may very well be the wetland that determines this is regulated area.

Inland-Wetlands Commissioner Michael Maffia stated someone in the past made a stone walkway over the water. He further stated the reason Jesse Morton is present this evening is because the pool will be within 100 feet of the intermediate stream/creek. Jesse Morton stated he wasn't going to disturb it, noting he also did not plan on beginning the project this year.

Nate Brown made a motion, seconded by Corey Finke, to approve the Application for Jesse Morton for Presentation, Deliberation & Decision, 264 South Street, Plymouth, above ground Swimming Pool, Property Owner: Trisha A. Erdman & Jesse Anthony J. Morton, with the stipulation/contingency that comments will be pending from Wetlands Agent Dave Elder. This motion was approved unanimously.

Todd Clark, Clark Land Surveying, LLC

173 Mount Tobe Road, Plymouth

9 Lot Subdivision of Assessor Parcel No.093-110-004-- Property Owner: NFORTY1 LLC

John Martucci stated he was present this evening to represent Todd Clark.

Margus Laan stated that unfortunately, he did not have comments from Dave Elder on this Application.

John Martucci distributed copies of the site plans, noting this was a 60-acre subdivision with nine lots and that further, eight of the building lots front on Mt. Tobe Road with the ninth lot being the airport. John Martucci displayed the plan, noting there are two wetland areas. John Martucci stated there are two wetlands; one being next to Lot 1 and the second goes across Lots 6 and 7.

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Old/Continuing Applications Cont'd.

John Martucci stated this is how the lots are laid out, noting the potential design area showing the house and the driveway and septic area. He further stated all of the septic had been approved by the Torrington Area Health Department. John Martucci stated there is no direct wetland impact for Lot 1 and no public improvements, i.e., they are not building any roads, etc. He further stated the soil data from the soil tests are shown.

When questioned by Inland-Wetlands Commissioner Michael Maffia, John Martucci noted the State requires Town approval first for the driveway cut-ins.

John Martucci stated they had the wetlands delineated by a Soil Scientist, and the Wetlands Report was also submitted.

Margus Laan stated that Wetlands Report from the Soil Scientist had been sent to the Commissioners on September 15th.

Per the Commissioner's request, Margus Laan stated Dave Elder will focus on this agenda item and provide input.

Inland-Wetlands Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Commissioner Michael Maffia, to approve the Application for Todd Clark, Clark Land Surveying, LLC, 173 Mount Tobe Road, Plymouth, 9 Lot Subdivision of Assessor Parcel No.093-110-004, Property Owner: NFORTY1 LLC, with the stipulation/contingency that comments will be pending from Wetlands Agent Dave Elder. This motion was approved unanimously.

John Martucci stated all these lots, when subdivided, will come in with their site plans for the upper review area.

Public Comment (for non-agenda items)

No report.

Administrative Matters

Margus Laan stated he had just received a text from Attorney Steve Burns, noting he was on his way to this evening's meeting.

Margus Laan stated the Connecticut Association of Conservation and Inland-Wetlands Agencies will be holding a Conference on Saturday, November 15th in Cromwell. He further stated the registration deadline is fast approaching and requested any Commission Members interested in attending to please let him know. Margus Laan stated there is money in the budget for the registrations.

Inland-Wetlands Commissioner Michael Maffia stated the Commissioners will get to meet different people, make contacts, and learn things, noting he's been to several previously and they are very informative.

Inland-Wetland Commissioners Dean Ferrante, Corey Finke, Jacob Hoadley, and Michael Maffia, stated they wanted to be registered for the event. Inland-Wetlands Commissioner Nate Brown noted he has another commitment and cannot attend.

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Old/Continuing Applications Cont'd.

Executive Session for pending litigation-Greenline Homebuilders LLC v. Inland-Wetlands Conservation Commission, Town of Plymouth

Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Corey Finke, to move into Executive Session at 7:39 p.m., to discuss pending litigation-Greenline Homebuilders LLC v. Inland-Wetlands Conservation Commission, Town of Plymouth, and to invite Town Attorney William Hamzy, Director of Planning and Economic Development Margus Laan, Town Council Liaison Anthony Roveto, and Attorneys for Greenline Homebuilders, LLC, Nicole and Steven Burns. This motion was approved unanimously.

Present for the Executive Session were Greenline Homebuilders LLC Attorneys Nicole and Steven Burns, Inland-Wetlands Commission Chairman Dean Ferrante, Inland-Wetlands Commissioner Corey Finke, Town Attorney William Hamzy, Inland-Wetlands Commissioner Jacob Hoadley, Director of Planning and Economic Development Margus Laan, Inland-Wetlands Commissioner Michael Maffia, and Town Council Liaison Anthony Roveto. It was noted that Inland-Wetlands Commissioner Nate Brown was excused from Executive Session, as he was not an Inland-Wetlands Commissioner when this issue took place.

Inland-Wetlands Commission Chairman Dean Ferrante called the Inland-Wetlands Commission meeting back into the Regular Session at 9:00 p.m.

Action, as may be necessary, from Executive Session

No action taken from the Executive Session.

Other items as may properly come before the Commission

No report.

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 9:01 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale
Recording Secretary