

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

October 1, 2025

Call to Order: Inland-Wetlands Commission Vice Chairman Dean Ferrante called the October 1, 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 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 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

Inland-Wetlands Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Commissioner Michael Maffia, 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

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

Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Jacob Hoadley, to approve the September 17, 2025, Regular Minutes as presented. Vote: Inland-Wetlands Commissioner Nate Brown/abstained; Inland-Wetlands Commission Vice Chairman Dean Ferrante/yes; Inland-Wetlands Commissioner Corey Finke/yes; Inland-Wetlands Commissioner Jacob Hoadley/yes and Inland-Wetlands Commissioner Michael Maffia/yes. Motion passed: 4 in favor/1 abstention.

New Applications for Acceptance

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

2025 OCT - 3 MM:1:03
RECEIVED FROM RECORDED
TOWN CLERK'S OFFICE
PLYMOUTH, CT

Inland-Wetlands Commission Regular Meeting

October 1, 2025

Page Two of Seven Pages

New Applications for Acceptance Cont'd.

Margus Laan presented a full size plan for the Lankolga LLC Application for review and comments.

Bob Green, Robert Green Associates, 6 Old Waterbury Road, Terryville, stated this was a modification of an existing site plan that was approved two to three years prior for a Contractor to build a 5,000 square foot building on the lot with associated parking. He further stated the Contractor had changed his mind and sold it to the current applicant. Bob Green stated they would be making a minor modification because of the change in the reduction of the building size, as well as the change in the parking and circulation. He further stated the parking and circulation changed, however there is no net change to any activity previously approved,

Inland-Wetlands Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Commissioner Michael Maffia, to approve the new Application from Lankolga LLC, 26 Container Drive, Terryville, CT, New Industrial Building with associated site improvements, Revision to prior proposal, Property Owner: Daniel Nemeth, as presented. This motion was approved unanimously.

Yvette Wylie

3 Lynn Avenue

Terryville, CT

New Construction – Accessory Building (Barn)

Property Owner: Yvette Wylie

Margus Laan distributed a colored version aerial view of the property and larger plans that were done for the Zoning Board of Appeals that summarizes where the buildings are, where the wetland review area begins and ends, which is prompting their application to you and the explanation of what they are doing.

Inland-Wetlands Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Commissioner Nate Brown, to approve the new Application from Yvette Wylie, 3 Lynn Avenue, Terryville, CT, New Construction – Accessory Building (Barn), Property Owner: Yvette Wylie, as presented. This motion was approved unanimously.

When questioned, it was noted the next scheduled meeting of the Inland-Wetlands Commission would be held in two weeks.

Faith Wayne

18 Eastview Road

Terryville, CT

Fix Stone Wall along Fall Mountain Lake

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

Faith Wayne distributed pictures of her stonewall, noting that currently the lake is down because they are fixing the dam.

Inland-Wetlands Commission Regular Meeting

October 1, 2025

Page Three of Seven Pages

New Applications for Acceptance Cont'd.

When questioned by Inland-Wetlands Commission Vice Chairman Dean Ferrante, Faith Wayne stated the wall would be taken down and the same stones would be used, noting they were not changing the location of the wall.

Inland-Wetlands Commission Vice Chairman Dean Ferrante stated some of the Commissioners would be going out to the property to view it.

When questioned by Margus Laan regarding the land/dirt side of the wall, Faith Wayne stated the builder would be putting the wall up slanting exactly as it currently is shown and will make the top of the wall even with the property.

Faith Wayne stated the problem the Lake Association will be starting to put the water back starting on October 6th and so she is present this evening seeking permission from the Inland-Wetlands Commission to go ahead with the wall construction before October 6th. She further stated if they don't get the wall finished, she will be losing part of her backyard.

Inland-Wetlands Commission Vice Chairman Dean Ferrante stated the Commission could only approve the new Application this evening; and then another two weeks so they can vote on it.

Margus Laan stated in two weeks the Commission will want to see how the wall is being constructed in detail; a brief discussion followed.

Inland-Wetlands Commissioner Michael Maffia stated it can be a hand drawing.

Margus Laan stated it would be good to have the builder present at the meeting, as well.

Inland-Wetlands Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Commissioner Michael Maffia, to approve the new Application from Faith Wayne, 18 Eastview Road, Terryville, CT, Fix Stone Wall along Fall Mountain Lake, Property Owner: Faith Wayne & Donna M. St. John, as presented. This motion was approved unanimously.

Todd Clark, Clark Land Surveying, LLC

173 Mount Tobe Road

Plymouth, CT

9 Lot Subdivision of Assessor Parcel No.093-110-004

Property Owner: NFORTY1 LLC

Todd Clark stated he was representing NFORTY1 LLC, noting Principal Partner Jim Ouelette was also present this evening. Todd Clark distributed a paper copy report from the Soil Scientist and the Engineer's report regarding the subdivision. Todd Clark stated they are looking for eight building lots along Mount Tobe Road, with the remainder of the airport property being the ninth lot. Todd Clark stated there are two pockets of wetlands (both near Mount Tobe Road), noting they were able to avoid the first wetland completely. Referring to the second wetland, Todd Clark stated it is on a topographical shelf (see Soil Scientist Report).

Inland-Wetlands Commission Regular Meeting

October 1, 2025

Page Four of Seven Pages

New Applications for Acceptance Cont'd.

Todd Clark stated they are 50 feet away from the clearing limit and 65 feet to what would be the primary septic system. He further stated laterally they are 35 feet to the driveway, noting it is not a steep slope, so they do not anticipate anything getting into the wetlands. Todd Clark stated they did test holes with the Torrington Area Health District, and the Engineer, noting all the lots perc fine and the tests are good, Todd Clark stated they were able to get minimum frontage lots that are all just over an acre in size.

When questioned by Inland-Wetlands Commission Vice Chairman Dean Ferrante, Todd Clark stated it is all septic in this area.

Inland-Wetlands Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Commissioner Michael Maffia, to approve the new Application from Todd Clark, Clark Land Surveying, LLC, 173 Mount Tobe Road, Plymouth, CT, 9 Lot Subdivision of Assessor Parcel No.093-110-004, Property Owner: NFORTY1 LLC. This motion was approved unanimously.

Inland-Wetlands Commission Vice Chairman Dean Ferrante stated the Inland-Wetlands Commission will look over Todd Clark's plans in two weeks' time.

Old/Continuing Applications

**Application of Lankolga LLC
For Presentation, Deliberation & Decision
20 Container Drive
Terryville, CT
New Industrial Building with associated site improvements
Property Owner: Town of Plymouth**

Margus Laan stated he had comments from the Northwest Conservation District and had given it to Carl Johnson for review but had not received comments back as yet.

Bob Green stated he had received, and distributed, comments from Cynthia Rabinowitz, Soil Scientist, Northwest Conservation District. Bob Green stated Lankolga LLC is planning to build a 5,000 square foot building in front of Lot 23, which the Commissioners approved this evening, for their needs. Bob Green stated they have a one-way driveway that comes in off Container Drive and since they own both properties, they will grant themselves an easement to have a loop road which reduces a lot of the impact and opens the view and potentially wetlands. Bob Green stated this is not a modification.

When questioned by Dean Ferrante as to why this application had not been approved Margus Laan stated it was never proposed to be sold.

Margus Laan stated the property behind this lot was approved by the Inland-Wetlands and Planning and Zoning Commissions two years ago, noting this is a new development located in front of the lot. He further stated this lot is currently owned by the Town and once the approval is in place, it will be sold to the Buyer.

Inland-Wetlands Commission Regular Meeting

October 1, 2025

Page Five of Seven Pages

Old/Continuing Applications Cont'd.

Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Corey Finke, to approve the old/continuing Application from Lankolga LLC, 20 Container Drive, Terryville, CT, New Industrial Building with associated site improvements, Property Owner: Town of Plymouth. This motion was approved unanimously.

Application of Jesse Morton

For Presentation, Deliberation & Decision

264 South Street

Plymouth, CT

Above Ground Swimming Pool

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

Margus Laan stated the Commissioners had received the aerial views of the property which were submitted by Jesse Anthony J. Morton.

Jesse Morton stated that he is trying to install an above ground swimming pool in his yard. He further stated he know that it has to be 50 feet away from the rear property line. Jesse Morton stated he will probably be going smaller, noting it will make it more aesthetically pleasing and centered.

When questioned by Inland-Wetlands Commission Vice Chairman Dean Ferrante, Jesse Morton stated there will be an approximate three to four foot retaining wall because the property rises a little, noting there is currently a make-shift stone wall towards the back of the property. Jesse Morton stated he will follow that wall, noting it will be far away from the property line, and he will do the proper drainage to keep the wall from collapsing.

Inland-Wetlands Commission Vice Chairman Dean Ferrante stated Jesse Morton will need to come up with plans for the Commissioners to show what he would be doing, including excavation plans, sites, elevations, etc., and things of that nature.

Margus Lan stated Jesse Morton's proposed renovation of the backyard should be the focus of this application. Margus Laan stated the pool will be located behind an intermittent stream, noting Zoning states a pool has to be at least so many feet from the side and rear wall, and the constraint also applies to the size of the pool. Margus Laan stated decks and patios would also dictate the location of the pool and briefly elaborated.

Margus Laan stated the renovation of this area falls in an upland review area (Jesse Morton's falls within 100 feet) with wetlands to both the south and north of the property and reviewed the topographical map in detail. Margus Laan stated that it does not appear that Jesse Morton has any wetlands on his property and briefly elaborated.

When questioned by Inland-Wetlands Commission Vice Chairman Dean Ferrante, Margus Laan stated that Jesse Morton needs to provide the Commissioners with a conceptual plan showing what he wants to do to, noting the plan should also include the swimming pool.

Inland-Wetlands Commission Regular Meeting

October 1, 2025

Page Six of Seven Pages

Old/Continuing Applications Cont'd.

IWWA 25-7W

Public Hearing Closed on August 20, 2025

For Deliberation & Decision

9 Visconte Avenue

Plymouth, CT

New Home Construction

Property Owner: Patrick Norton

Decision Period Extended on September 17, 2025

Michael Mafia stated this property is a non-building lot from the 1980's, but the records for it, the Engineer's report as to why it's a non-buildable lot have never been found. Michael Maffia stated that he had asked the Mayor, but never got permission, to go into the vault with a Town employee to look for the report. He further stated that his concern is what is in the Engineer's report as to why this lot is unbuildable. Michael Maffia stated he has read the report as far as any wetlands, etc., and he has been on the property several times, at different times, in different weather conditions so he is aware of how the property acts.

Nate Brown stated the Owner of the property has checked all the boxes which shows they can put a house on the lot.

Corey Finke stated that the missing Engineer's report is really a Planning and Zoning issue.

Michael Maffia stated he just wanted to bring it out, noting the records were not found, and that he understands it is a buildable lot. He further stated there are a lot of things that follow on permits.

Dean Ferrante stated he has to recuse himself from the vote because of a conflict of interest.

Dean Ferrante stated he received Cythina Rabinowitz Soil Scientist's report that states water moves over both the surface of the land by sheet flow or channelization, and that further, water also infiltrates the soil and can move laterally or vertically through the soil profile, noting that neither of these processes constitute an underground stream. Dean Ferrante stated the plans show there is drainage around the house and the house is on a slab.

Margus Laan stated for clarification the record is closed however what can be introduced into the record is clarification or as to what terms are being used.

Margus Laan started that he had asked Cynthia Rabinowitz to provide clarification as to what an underground stream is, and how did she come to that conclusion. He further stated that he is just as troubled that the Assessor's card does not provide any details. Margus Laan stated the information should have been kept forever in the file as to why the lot was unbuildable. Margus Laan stated that per Cynthia Rabinowitz a Hydrologist could go on site to come to a determination.

Corey Finke stated the plans are suited for what the building will be and that he feels it doesn't change anything.

Inland-Wetlands Commission Regular Meeting

October 1, 2025

Page Seven of Seven Pages

Old/Continuing Applications Cont'd.

When questioned by Inland-Wetlands Commissioner Michael Maffia, Bob Green stated he is familiar enough with the plans. Michael Maffia stated the property tilts one way and questioned if digging out the slab would make it level. Bob Green stated they would build a platform.

Inland-Wetlands Commissioner Corey Finke made a motion, seconded by Inland-Wetlands Commissioner Nate Brown, to approve the Application for IWWA 25-7W, 9 Visconte Avenue, Plymouth, CT, New Home Construction, Property Owner: Patrick Norton. This motion was approved unanimously.

Public Comment (for non-agenda items)

No report.

Inland-Wetlands Election of Officers

Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Jacob Hoadley, to add "Election of Officers" to the October 1, 2025, Inland-Wetlands Commission agenda. This motion was approved unanimously.

Inland-Wetlands Commissioner Michael Maffia made a motion, seconded by Inland-Wetlands Commissioner Jacob Hoadley, to nominate Dean Ferrante as Chairman. This motion was approved unanimously.

Inland-Wetlands Commission Chairman Dean Ferrante made a motion, seconded by Nate Brown to nominate Corey Finke as Vice Charman. This motion was approved unanimously.

Administrative Matters

No report.

Adjournment

There being no further business of the Inland-Wetlands Conservation Commission, Inland-Wetlands Commissioner Corey made a motion, seconded by Inland-Wetlands Commissioner Nate Brown, to adjourn at 7:33 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale
Recording Secretary