

Town of Plymouth
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Conservation Inland-Wetlands Commission

2026 SEP 11 AM 8:56

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TOWN CLERK

Minutes

September 2, 2026

Call to Order: Conservation Inland-Wetlands Commission Acting Chairman Corey Finke called the September 2, 2026, Conservation Inland-Wetlands Commission Regular meeting to order at 7:00 p.m., in the Assembly Room, Plymouth Town Hall.

Present were Conservation Inland-Wetlands Commissioner Corey Finke, Conservation Inland-Wetlands Commissioner Jacob Hoadley and Conservation Inland-Wetlands Commissioner Anthony Roveto. Also in attendance were Interim Zoning Enforcement Agent David Elder and Land Use Administrator/Inland-Wetlands Agent Kate Losey. and Director of Planning and Economic Development Margus Laan.

Pledge of Allegiance

Conservation Inland-Wetlands Commission Acting Chairman Corey Finke led the Conservation Inland-Wetlands Commission and the Public Audience in the Pledge of Allegiance.

Approval of Agenda Review

Anthony Roveto made a motion, seconded by Jacob Hoadley, to add "Election of Officers" to the September 2, 2026, Agenda. This motion was approved unanimously.

Corey Finke stated "Election of Officers" would be discussed under Membership Status.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to add Agenda item 410 South Street identified as Assessor Parcel Number 073-061-011A on Assessor Maps, acreage part of Assessor Parcel Number 073-061-011B; for Two Lot Subdivision-Determination of Jurisdiction; property owner/applicant: Joseph M. Zappone; Engineer Robert Green Associates, LLC, to the September 2, 2026, Agenda, for discussion after Approval of Agenda Review. This motion was approved unanimously.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to move Agenda item 140 East Plymouth Road/Assessor Parcel Number 024-019-007B for Two Lot Subdivision-Determination of Jurisdiction; property owner/applicant Jean Zalaski and Raymond Zalaski, Jr.: engineer Robert Green Associates, LLC, after Approval of Agenda Review/410 South Street. This motion was approved unanimously.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to move Agenda item 2 Sandra Avenue/Assessor Parcel Number 033-028-007 for new single family home; property owner/applicant Nutmeg Homes LLC; contractor/engineer: Todd Clark, as the last item under New Applications for Acceptance and Determination. This motion was approved unanimously.

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Application for 410 South Street identified as Assessor Parcel Number 073-061-011A on Assessor Maps, acreage part of Assessor Parcel Number 073-061-011B; for Two Lot Subdivision-Determination of Jurisdiction; property owner/applicant: Joseph M. Zappone; Engineer Robert Green Associates, LLC and Application for 140 East Plymouth Road/Assessor Parcel Number 024-019-007B for Two Lot Subdivision-Determination of Jurisdiction; property owner/applicant Jean Zalaski and Raymond Zalaski, Jr.: engineer Robert Green Associates, LLC

Dave Elder stated the reason the two subdivision items were back on the Inland-Wetlands Agenda wasn't because of the impacts or the review of the impacts being deficient or wrong; they are on the agenda because there are certain applications that are procedurally required and must go before the Inland-Wetlands Commission before the Planning and Zoning Commission can act on them. He further stated this is captured in State Statutes 8-26e and briefly cited from the section.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to report to the Planning and Zoning Commission on the application for 410 South Street identified as Assessor Parcel Number 073-061-011A on Assessor Maps, acreage part of Assessor Parcel Number 073-061-011B; for Two Lot Subdivision-Determination of Jurisdiction; property owner/applicant: Joseph M. Zappone; Engineer Robert Green Associates, LLC and the application for 140 East Plymouth Road/Assessor Parcel Number 024-019-007B for Two Lot Subdivision-Determination of Jurisdiction; property owner/applicant Jean Zalaski and Raymond Zalaski, Jr.: engineer Robert Green Associates, LLC, noting that the Inland-Wetlands Commission has reviewed these applications and is referring a report to the Planning and Zoning Commission. This motion was approved unanimously.

Acceptance of Minutes Previous Meetings/Regular Meeting July 15, 2026

It was noted that the Inland-Wetlands Commission did not meet on July 15, 2026.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to table the acceptance of previous Inland-Wetlands Commission's June 3, 2026, Regular minutes and July 8, 2026, Special minutes until the next scheduled Inland-Wetlands Commission meeting. This motion was approved unanimously.

Public Comment on Non-Agenda Items – Requested time limit of no more than three minutes. This comment period is for topics not otherwise discussed during the evening's meeting. Comments on Agenda Items need to be made during the time of presentation and discussion with the Commission for inclusion in the "Record" upon which the Commission's deliberation and decision are based

No report.

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New Applications for Acceptance and Determination

170 Mt. Tobe Road/Assessor Parcel Number 093-138-002 for Selective Timber Harvest; property owner/applicant: Walter and Susan MacDonald; contractor/engineer: Lee Morsey, Hidden Valley Forestry

Dave Elder stated this is a proposed forestry operation, which if they provided enough information for the Commission to make that determination and the proposed activities is essential to the agricultural use that is happening, then it could be considered for the Inland-Wetlands Commission's review for a permitted use for a non-regulated area and briefly elaborated.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to table the application for 170 Mt. Tobe Road/Assessor Parcel Number 093-138-002 for Selective Timber Harvest; property owner/applicant: Walter and Susan MacDonald; contractor/engineer: Lee Morsey, Hidden Valley Forestry, until the Applicant and Forester are in attendance to present their application and answer questions such as best practices. This motion was approved unanimously.

330 Lake Plymouth Boulevard/Assessor Parcel Number 064-113-002 for Repair and Reconstruction of Lakefront Retaining Wall, property owner/applicant: Mark Spielman, contractor/engineer: N/A

Kate Losey stated 330 Lake Plymouth Boulevard, and 38 Lake Plymouth Boulevard should be presented together because they are both located at the same lake and doing normal routine maintenance of the existing structures, noting she had previously sent Dave Elder's comments for 330 Lake Plymouth Boulevard and a map showing both properties, as well as the applications for both properties to the Inland-Wetlands Commissioners.

Dave Elder stated 330 Lake Plymouth Boulevard is in the regulated area and briefly reviewed his comments. Dave Elder stated at the end of what the applicant presents, and if the applicant can submit to the Land Use Office the information from his comments, he would be comfortable making the determination that this is a permitted use of right and they can move forward.

Mark Spielman, 330 Lake Plymouth Boulevard, stated that Dave Elder's comments were an accurate description of what they plan to do for the reconstruction and repair of their lakefront retaining wall, noting there will be no machinery on the property for this project.

When questioned by Corey Finke, Mark Spielman stated the wall has a lot of holes in it and is sucking out his yard through the wall. He further stated that he will be taking the wall down, then he will rebuild it, and that he will be putting traprock in back of it. Mark Spielman stated he will be doing this work while the lake level is down, which is scheduled for October 15th.

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When questioned by Dave Elder, Kate Losey stated she had spoken with the applicant, and they had determined a schedule with a start and end date of when the work will occur and noted that she will make sure that it is part of the record.

When questioned by Corey Finke, Dave Elder stated the application does not need to be accepted prior to a motion being made this evening because the Land Use Office will not be issuing a permit because this is a permitted use of right, and the Commission is making a determination and briefly elaborated.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to approve the application for 330 Lake Plymouth Boulevard/Assessor Parcel Number 064-113-002 for Repair and Reconstruction of Lakefront Retaining Wall, property owner/applicant: Mark Spielman, contractor/engineer, subject to the applicant providing additional information, including proof of insurance from the contractor to determine the activity as a permitted use of right in accordance with 4.1d, as presented. This motion was approved unanimously.

38 Lake Plymouth Boulevard/Assessor Parcel Number 064-113-002 for Replace Existing Dock, property owner/applicant: Leanne Grabowski; contractor/engineer: N/A

Dave Elder stated this application is similar to the previous 330 Lake Plymouth Boulevard application however, the applicant submitted a lot less information and briefly elaborated on the information he would want if the applicant w present this evening.

Anthony Roveto stated he is not comfortable with assumptions and felt the Commission should table the application until the applicant is present with Dave Elder's requested information; a brief discussion followed.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to table the application for 38 Lake Plymouth Boulevard/Assessor Parcel Number 064-113-002 for Replace Existing Dock, property owner/applicant: Leanne Grabowski; contractor/engineer: N/A, pending further information and meeting with the applicant. This motion was approved unanimously.

39 Fall Mt. Lake Road/Assessor Parcel Number 081-124-913 for Replace and expand existing dock; property owner/applicant: Michael J. Handahl; contractor/engineer: N/A

Dave Elder stated this application is similar to the previous applications in that he will be replacing the dock however this applicant was also expanding the existing dock. Dave Elder stated Lake Associations have standards for docks and when something is out of the ordinary it is good to get clarification and briefly elaborated. Dave Elder stated that the Commission would not want to approve something and have it be perceived that they were usurping or superseding the authority of the Lake Association.

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Michael Handahl, 39 Fall Mountain Lake Road, stated that he had taken a photograph of the Plymouth Lake Association's Regulations, noting the regulations are posted at the beach fronts.

Dave Elder stated he would recommend taking this application a step further and request written approval from the Lake Association for the expansion of the existing the dock as requested by the applicant.

Mike Handahl stated there are three requirements in the Lake Association regulations which read the dock has to be 12 feet from the property line, the dock has to be less than 150 square feet in size and the dock is not to exceed 15 feet in height from the shoreline.

When questioned by Anthony Roveto, Mike Handahl stated that he and his son will be doing the work and he will not be using equipment or hand tools. He further stated that the dock will sit 12 to 14 inches on the land and set on steel posts. He further stated the dock will be aluminum.

Dave Elder stated if the Commission were to approve this application, he would like to have the motion reflect his comments including identifying the schedule and construction sequence in accordance with section 4.1d subject the cited comments.

Mike Handahl stated that he plans on doing the work when the lake is lowered, however he does not know that date as yet.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to approve the application for 39 Fall Mt. Lake Road/Assessor Parcel Number 081-124-913 for Replace and expand existing dock; property owner/applicant: Michael J. Handahl; contractor/engineer: N/A, with the conditions as cited by Dav Elder. This motion was approved unanimously.

570 Main Street/Assessor Parcel Number 036-039-036A-1 for Self-Storage Unit; property owner: Scott Properties LLC; applicant: Ryan Geddes, Jr./Premier Properties LLC; contractor/engineer: KJA Engineers and Surveyors

Kate Losey stated that 570 Main Street is new, noting the Land Use Office just found out that there were wetlands on this property which is proposing a storage facility.

Naming his multiple Town projects, Ryan Geddes stated his company is about development and redevelopment for the Town of Plymouth.

Ryan Geddes stated the Wetlands Impact Plan for this project was printed and copies were distributed to the Commissioners, with an accompanying letter explaining the project and what they will be doing.

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Referring to the plan currently before the Commissioners, Ryan Geddes stated every wetland has some sort of value and the one he has on 570 Main Street is small. He further stated that his company, in conjunction with the engineer and Kate Losey, is proposing a rock swale, rain garden which is a lot nicer and cleaner. Ryan Geddes stated his company will be donating some land to the Plymouth Historical Society and will be building the Historical Society a parking lot. Ryan Geddes stated that their focus is getting through to the Inland Wetlands Commission and getting them what they want.

When questioned by Anthony Roveto, Ryan Geddes stated any water would flow to the catch basin as shown on the plan, noting it has a drainage system that doesn't rely on the wetland, with perforated pipe similar to a large leech field. He further stated that there is currently nothing on the wetland and noted that even during a heavy rain event it only gets a little damp. Ryan Geddes stated there is 2,200 gallon drywell which is above and beyond all the drainage calculations for the stormwater. He further stated that if it were to overflow it would go down the drainpipe and into the stream which runs across Route 6 and briefly elaborated. Ryan Geddes stated his background is over 30 years in heavy excavation, noting he owns Premiere Industries, and that Premiere Properties is their development side. He further stated his company does large sitework and has done some large wetlands restoration work.

When questioned by Dave Elder, Ryan Geddes stated he had already submitted his plan to the Planning and Zoning Commission.

Dave Elder stated that before the Inland Wetlands Commission can act, a site plan is required to come before the Inland Wetlands Commissioners.

Ryan Geddes stated they have a Public Hearing scheduled for next Thursday, September 10th.

When questioned by Dave Elder as to who was reviewing the civil part of this project, Ryan Geddes stated he has a third party shown in his package with two different engineers. He further stated that Kratzert & Jones Associates INC (KJA) is a good company that has been around for a while.

When questioned by Anthony Roveto whether the plantings for this project should be recommended by Northwest Conservation District Soil and Wetlands Scientist Cynthia Rabinowitz, Dave Elder stated yes, noting it should be someone with expertise.

Ryan Geddes questioned if his company would be able to get approval from the Inland Wetlands Commission this evening based on the contingency of Cynthia Rabinowitz's review of quantity and placement of the wetland plantings within the rock swale, rain garden area, he agreed. he would follow the Commission's recommendation.

Anthony Roveto stated Ryan Geddes has a history of cooperating with the Town and various Town Commissions.

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Margus Laan stated the Public Hearing was scheduled last week but the Town independently found out there was a wetlands issue and he had sent out the plans for Departmental Staff comments yesterday, noting this is a new factor in the project.

When questioned by Dave Elder if the small wetlands area would be paved over, Ryan Geddes stated yes, and noted they would be creating a larger area of about 3,000 square feet. He further stated that it would not be collecting stormwater; they have a separate system for that. Ryan Geddes stated there is a written Maintenance Schedule for Storm Water in place, as well.

Margus Laan stated that he will send the project plans to Cynthia Rabinowitz for review tomorrow and he will also speak with Public Works Director Joe Sopczneski for his viewpoint.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to approve the application for 570 Main Street/Assessor Parcel Number 036-039-036A-1 for Self-Storage Unit; property owner: Scott Properties LLC; applicant: Ryan Geddes, Jr./Premier Properties LLC; contractor/engineer: KJA Engineers and Surveyors, pending approval upon Cynthia Rabinowitz and Kate Losey's review of quantity and placement of the wetland plantings. This motion was approved unanimously.

2 Sandra Avenue/Assessor Parcel Number 033-028-007 for new single family home; property owner/applicant Nutmeg Homes LLC; contractor/engineer: Todd Clark

Kate Losey stated the Land Use Office and the Inland Wetlands Commission have a significant problem because all/most of the trees located on this property were felled in the last two days so work has begun. She further stated that she has photographs that she can share.

Dave Elder stated Plymouth has a regulation that requires the permit fee to be three times the amount of the original fee if the activity begins before the permit is obtained. Dave Elder stated if this ends up being an enforcement action and there will be a permit application concurrently, he suggests they be kept separately.

Todd Clark stated he was present this evening representing Nutmeg Homes, LLC., noting he has nothing to do with the tree removal.

When questioned by Dave Elder, Todd Clark stated that he is the Designer of the property and the owner is Fred Denote/Nutmeg Homes, LLC.

Todd Clark stated he looked at the property, noting there are no wetlands on the property however, there is Marsh Brook across the street which is within 100 feet of the project.

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Todd Clark stated he had discussion with Margus Laan and Kate Losey, noting he had the house squared with the road which pulls it a little further away from the growth with very little, if any, impact to Marsh Brook and briefly elaborated, noting there was approximately 1,300 square feet of impact to the regulated area.

Dave Elder stated the Town's inland wetlands map shows that almost the entire parcel is in the 100 foot buffer regulated area (including the house location) and only the lower southeast corner portion of the lot not shown in the regulated area.

When questioned by Dave Elder, Kate Losey stated a Soil Scientist was out to the property, and that she has the report, noting they did not identify any wetlands soil on the property.

Anthony Roveto stated that he and Kate Losey had walked the property a week ago and noticed there was quite a dip from both roads and that the property is quite low. He further stated that one of their concerns is the drainage, noting there is a lot of runoff from the main road going up with visible water trails. Anthony Roveto stated there is a hole on the corner of Sandra Avenue and North Riverside Avenue.

When questioned by Anthony Roveto, Todd Clark stated the Soil Scientist did not say anything about poorly drained soil in the report.

Kate Losey stated that the Soil Scientist report is from 2024, and it was done in a drier time in Connecticut.

Anthony Roveto stated the property was quite soft and there was a lot of leaf litter and topsoil which doesn't drain well.

Kate Losey stated she and Anthony Roveto wanted to suggest that Cynthia Rabinowitz go out to the property and reassess the previous Soil Scientist's report which will provide us with a better determination. She further stated it would be focusing especially in the corner because there was going to be more water pushed in to raise the house site up and half the property will require some amount of fill with less surface area for water absorption; a brief discussion followed.

Dave Elder stated that some lots, including this one, have no right to build from a wetland's perspective. Dave Elder read the permitted uses from the regulations, section 4.1, page 12, noting there has never been a permit or a structure on this property and there is no grandfathering allowed. He further stated the Inland Wetlands Commission is not bound to approve this application. Dave Elder stated that someone moved very fast on this project and he is concerned about the floodplain and briefly elaborated. Dave Elder stated if the Commission wants to accept this application as being complete, he feels it should be referred to WMC Consulting Engineers particularly for review of the floodplain issues and for wetlands soil scientist.

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Dave Elder stated the statutes allow the Commission to require a third engineer review, as well. Dave Elder stated this is a big lot and he does not know where they would get the required flood storage area. Dave Elder stated this area still floods over the road, which is acting as the flood barrier, in a major storm event and for all these reasons he would not be comfortable being the only reviewer of this project. He further stated that he feels a professional Engineer should review it to represent the Town and briefly elaborated. Dave Elder stated that it will have to go to the Flood Zone Administrator which is the Planning and Zoning Commission.

Todd Clark stated this property is in Zone A; has been studied by FEMA and the elevations provided at the 100 year flood where the house is 595 and their basement floor is at 600 and the storage pool is at 595.2 flood zone, noting this was based on FEMA information.

Kate Losey stated the flood insurance map was done in 1998 and is not using updated flood zone areas when determining the elevations and that is why we are talking about using an Engineer expert and briefly elaborated.

Dave Elder stated for the record this project should be reviewed by a professional Civil Engineer with expertise in these topic areas, noting the Town has a contract with WMC Consulting Engineers, to ensure the Commission is making the best decisions based on the best available information.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to accept the application for 2 Sandra Avenue/Assessor Parcel Number 033-028-007 for new single family home; property owner/applicant Nutmeg Homes LLC; contractor/engineer: Todd Clark and have it reviewed by WMC Consulting Engineers or an equivalent Civil Engineer as approved by the Town. This motion was approved unanimously.

Kate Losey displayed the photographs she took on Sandra Avenue and briefly elaborated on the site. Kate Losey showed the few remaining standing trees where the retention basin and floodplain would be, along with another photo of the property lines, as well as the stumpage.

When questioned by Corey Finke, Dave Elder stated they had applied for a Zoning Permit and he saw the regulated area, so he denied the request, noting per the regulations they had to come before the Inland Wetlands Commission first. He further stated he saw the excavator, and they willfully continued to do the activity. Dave Elder stated under section 4.5 of the regulations, the definition of clear cutting is given and cited the wording. Dave Elder stated no application was made and there was never a request to obtain a permit for carrying out the work in a regulated area and that would be the starting point for a Cease and Desist. He further stated that a Cease and Desist carries out a \$1,000 per day penalty if the Town were to go and get a judgement, noting they were aware their Zoning Permit was denied and briefly elaborated. Dave Elder stated should a Cease and Desist be issued because the property owner is not complying, the Town would have to have a Show of Cause Hearing within ten days and briefly elaborated.

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Anthony Roveto stated whatever work they were planning on doing needs to stop until the Civil Engineer reviews it and makes the determination as to what kind of shape the property is in.

Dave Elder stated they haven't stumped the property as yet and this would be another reason to issue the Cease and Desist, noting the Town would have to get a judgement, noting the Statutes allow for the \$1,000 per day penalty fee.

Anthony Roveto made a motion, seconded by Jacob Hoadley, to issue a Cease and Desist for all work and activities immediately; no further work proceeds; that an inspection is made by WMC Consulting Engineers or an equivalent Civil Engineer, and to have the Northwest Conservation District also review the property as advised by Dave Elder for 2 Sandra Avenue/Assessor Parcel Number 033-028-007 for new single family home; property owner/applicant Nutmeg Homes LLC; contractor/engineer: Todd Clark. This motion was approved unanimously.

When questioned by Corey Finke, Anthony Roveto stated the application was accepted.

Old/Continuing Applications for Presentation, deliberation and/or decision

No report.

Membership Status

Election of Officers

Corey Finke made a motion, seconded by Jacob Hoadley, to nominate Aanthony Roveto as Chairman. This motion was approved unanimously.

It was noted for the record that there were no other nominations made for the Chairmanship.

Recruitment of New Commission Members

Anthony Roveto stated that he had spoken to a number of potential applicants at the Terryville Fair but had no takers.

Kate Losey stated she looked on LinkedIn for people with experience and an interest in the environment and found ten people in Plymouth. She further stated that she would like to send those ten people a targeted letter inviting them to serve on the Inland-Wetlands Conservation Commission and briefly elaborated on the Commission and Mission Statement summary.

Corey Finke stated he was a little hesitant in recruiting people, noting he was unsure how it would play out; a brief discussion followed.

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Corey Finke stated he felt it was better to have a person apply that is interested on their own, noting people that were previously pulled in always ended up resigning.

When questioned by Dave Elder, Corey Finke explained the process of applying for a Commission.

Dave Elder stated another factor in recruiting people maybe that the Inland-Wetlands Commission meets twice a month, noting the meetings could be changed to once per month and Special meetings could be held when necessary.

Corey Finke stated in the wintertime there are not many meetings, and the Commission also has August off; a brief discussion followed.

Anthony Roveto stated he felt Kate Losey's idea was a good idea.

Kate Losey stated the letter could be made into a poster for the library, as well.

Anthony Roveto stated the Commission could also advertise for a Commissioner on the Town's outside electronic sign, noting it has to be a short, concise message.

Dave Elder requested Kate Losey send a copy of her letter to the Inland-Wetlands Commissioners for their review and feedback.

Kate Losey stated that she would like the Inland-Wetlands Commissioners attend the CT Conservation Conference being held on Saturday, November 14th.

Corey Finke stated the Commission had attended the Conference in 2025.

Adjournment

There being no further business of the Inland-Wetlands Conservation Commission, Inland-Wetlands Commissioner Anthony Roveto made a motion, seconded by Jacob Hoadley, to adjourn at 8:48 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale

Patricia A. Hale
Recording Secretary