

**TOWN OF GOSHEN
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
THURSDAY, APRIL 7, 2016 – 7:15PM**

PRESENT: Chairman Tom Stansfield, Allen Kinsella, Lorraine Lucas, Ray Turri, and Rick Wadhams; Martin Connor, AICP, Town Planner/Inland Wetlands Enforcement Officer.

EXCUSED: Carey Budnick.

1. CALL TO ORDER:

Chairman Tom Stansfield called the meeting to order at 7:15PM. The proceedings were recorded digitally, and copies are available in the Land Use Office in Town Hall.

2. PUBLIC HEARINGS:

No business was discussed.

3. READING OF THE MINUTES:

A. February 4, 2016 regular meeting.

MOTION Mr. Turri, second Ms. Lucas, to approve the minutes of the February 4, 2016 regular meeting as written; unanimously approved.

4. OLD BUSINESS:

A. Town of Goshen, applicant; Luan Marika and Daniel Pappalardo, owners; 44 and 50 Shelbourne Drive – Drainage Channel Restoration in the Regulated Area.

Mr. Connor informed the Commission that the applicant had requested a continuance on this matter. The price estimates for the work proposed came back higher than anticipated, and the Town wanted to re-evaluate its proposal.

The Commission agreed to continue this matter to the May 5, 2016 regular meeting.

B. James & Candace Davis, 153 Pie Hill Road – Construct Barn in the Regulated Area.

James Davis addressed the Commission regarding this matter. Mr. Connor explained that the applicant had obtained a wetlands permit on May 1, 2008 to improve an existing driveway and to construct a pole barn. While the work on the driveway had been completed, the barn was never built, and the permit expired. The applicant now wished to obtain a new permit to build the pole barn. Mr. Connor stated that there had been no changes to either the site or to the planned proposal. Mr. Davis explained that he still planned to build a pole barn, and it would not have a full poured foundation.

MOTION Mr. Turri, second Mr. Kinsella, to approve the application in the matter of **James & Candace Davis, 153 Pie Hill Road – Construct Barn in the Regulated Area** with any conditions of the original approval to remain in effect; unanimously approved.

MOTION Mr. Stansfield, second Mr. Turri, to amend the agenda to add item #5A – **Ed & AJ Building & Remodeling, LLC, Lot #559 Brynmoor Court (Assessor's Map #05-002-061-00) – Construct Single Family Dwelling and Associated Driveway, Utilities, and Drainage in the Regulated Area**; unanimously approved.

5. NEW BUSINESS:

A. Ed & AJ Building & Remodeling, LLC, Lot #559 Brynmoor Court (Assessor's Map #05-002-061-00) – Construct Single Family Dwelling and Associated Driveway, Utilities, and Drainage in the Regulated Area.

Dennis McMorrow, PE of Berkshire Engineering & Surveying, LLC addressed the Commission on behalf of the applicant. Mr. McMorrow explained that the lot was the last vacant lot on Brynmoor Court, toward the end of the street near the circle. The wetlands were flagged by George Malia, and his report was submitted for the record.

IWC Minutes 040716

Mr. McMorrow explained that the applicants wished to construct a single family dwelling on the lot, and the proposed development would include 1380 square feet (0.03 acres) of actual wetlands disturbance. The wetlands were located in a wedge diagonally across the center of the lot. While the applicant had consider building the house toward the back of the lot, this would still have necessitated constructing a driveway that crossed the wetlands.

Mr. McMorrow explained that water came onto the lot from the farm fields on the property at the back of the lot. Additionally, water drains onto the property from the neighboring property to the west. While a raingarden was proposed, it was designed to catch water around the proposed house and perhaps some of the water from the neighbor to the west. He submitted the calculations for the raingarden and stated that it was sized for this property only. Mr. Stansfield questioned how often the raingarden could potentially be overwhelmed. Mr. McMorrow explained that it was sized for a 10-year storm event, and as an example he stated that the rain from the storm that same day would likely have exceeded the raingarden's capacity.

Mr. Connor noted that there was a wooded area at the back of the lot, and he questioned whether that acted to slow the velocity of the water coming from the fields on the property behind this lot. Mr. McMorrow explained that the lot is currently wooded, and there would have to be some clearing to develop the lot. He explained that the stone wall along the property line at the back concentrates the water until it reaches the end of the wall, at which point it comes on to this property.

MOTION Mr. Kinsella, second Mr. Turri, to accept the application in the matter of **Ed & AJ Building & Remodeling, LLC, Lot #559 Brynmoor Court (Assessor's Map #05-002-061-00) – Construct Single Family Dwelling and Associated Driveway, Utilities, and Drainage in the Regulated Area**, and to schedule it for discussion at the May 5, 2016 regular meeting; unanimously approved.

6. INLAND WETLANDS ENFORCEMENT OFFICER'S REPORT:

The Commission reviewed Mr. Connor's enforcement report for the period from March 4th through April 7th.

MOTION Mr. Kinsella, second Mr. Turri, to accept the Enforcement Report for the period from March 4, 2016 through April 7, 2016; unanimously approved.

7. CORRESPONDENCE:

The Commission received flyers regarding the upcoming Public Information Session regarding the Planning & Zoning Commission's update of the 2006 Plan of Conservation and Development. They also received the January/February 2016 edition of *Connecticut Wildlife* and the Winter 2016 edition of *The Habitat*.

8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

No business was discussed.

9. ADJOURN:

MOTION Mr. Wadhams, second Mr. Stansfield, to adjourn at 7:37PM; unanimously approved.

Respectfully submitted,

Stacey M. Sefcik
Recording Secretary