

TO: Goshen Inland Wetlands Commission
FROM: Martin J. Connor, AICP, Town Planner, ZEO/IW Enforcement Officer
SUBJECT: Fred Erik Nilsen 411 Milton Road, Tax Assessor's Map 06-004-010-06, enforcement action for clear cutting within 100 ft of Woodridge Lake and new application for dwelling, pool and site improvements
DATE: 4/26/24

At the April 4, 2024, Inland Wetlands Commission Meeting, the Commission directed me to draft conditions of approval for Mr. Nilsen's application to address the enforcement action for the clear-cutting violation and for the proposed construction of a new dwelling, in-ground pool, and site improvements. The proposed regulated site improvements include a lake access path with a boulder slope, an overlook terrace, dock area, rain gardens and a stormwater basin. Updated Plans have been submitted to address comments and concerns voiced by staff and the Commission. I have reviewed these revised plans with the applicant's engineer and landscape architect. Any approval granted should refer to these plans titled, "Stormwater Drainage Plan Prepared for Fred Erik Nilsen, Lot #6 Roraback Subdivision, Milton Rd. Goshen, Connecticut," sheets CS-101 & CS-501, prepared by CEC, Colby Engineering And Consulting, LLC, dated 1/22/24, revised thru 4-24-24; "Nilsen Residence at Woodridge Lake, Lot 6 Milton Road, Goshen, CT," by Richter & Cegan, Inc., sheets L-1.1 –L-4.1, dated 2/27/24, revised thru 4/25/24. Both the engineering plans and landscape plans show two phases as was previously requested by the Commission.

In addition to the standard conditions of approval I would recommend the following conditions:

1. A pre-construction meeting shall be held at the site with the Land Use Administrator, owner, contractor, project engineer, and landscape architect prior to any construction. An emergency phone number shall be given to the Land Use Administrator for the site contractor.
2. Phase 1 shall be completed by November 1, 2024, unless this timeframe is extended by the Commission.
3. No work in Phase 2, except for extending the driveway as needed to accomplish the work in Phase 1, shall occur until the work in Phase 1 has been completed in accordance with the approved plans.
4. The erosion and sedimentation controls (E&S) shall be installed in accordance with the plans in each phase and inspected by the project engineer. The project engineer shall submit a report to the Commission regarding the installation of the E&S in accordance with the approved plans. The Commission may request periodic inspection reports on the maintenance of the E&S controls. The project engineer shall submit an estimate for the cost of installation and maintenance of the E&S controls. The owner shall submit a bond in an amount acceptable to the Land Use Administrator and in a form acceptable to the Town Attorney.
5. The lake access path and overlook terrace shall be constructed with flexible permeable pavement. The landscape architect shall submit an estimate for the cost and installation of the plantings in Phase 1. The landscape architect shall

submit periodic reports regarding the installation of the plantings and lake access paths. After the work has been completed, the landscape architect shall submit a letter to the Commission saying that the work has been completed in accordance with the approved plans. An inspection of the plantings shall also be made 1 year afterwards by the landscape architect and dead or dying plants in Phase 1 shall be replaced at his direction. The 1-year report with any recommendations shall be submitted to the Commission.