



TOWN OF GOSHEN

42A NORTH STREET GOSHEN, CT 06756-0187
PHONE 860 491-2308 x 232 FAX 860 491-6028

Martin J Connor, AICP, Town Planner/Zoning and Inland Wetlands Enforcement Officer

TO: Goshen Inland Wetlands Commission
FROM: Martin J. Connor, AICP, Town Planner, ZEO/IW Enforcement Officer
SUBJECT: IW Activities Report
DATE: May 4, 2023

Richard McCarty for Mary Hill, 192 East Hyerdale, shoreline stabilization & rain garden to control erosion: Met with applicant and discussed application. Made a site visit. Made a site visit with the applicant. A detailed engineered plan was requested by the Commission at the 1/5/23 meeting due to the steep slopes and existing shoreline erosion. Engineer William Colby has prepared a Site Plan which we reviewed and discussed. I recommend approval of the plan. It should prevent additional erosion.

William Colby for Buzzienna, East Cornwall Rd., Assessor's Map 08-001-00, subdivision with regulated activities: Met with project engineer and TAHD Sanitarian and discussed subdivision. Made site visit to the property. Reviewed subdivision plan. Not a significant activity. Recommend that the Commission accept the application.

Edmond Meto for Howard & Laurie Denenberg, 31 East Hyerdale Dr., construct retaining wall and permeable paver patio: Met with contractor regarding constructing a retaining wall and patio for recently constructed dwelling. Mae site visit. Not a significant activity. Recommend that the Commission accept the application.

Dean Harley, Rock House, Map 03 Block 016 Lot 006, construct driveway for future barn and dwelling: Met with contractor regarding constructing driveway for future house and barn. Reviewed plans and asked Public Works Supervisor to review and comment on plans. Forwarded Mr. Harlow's comments to applicant. His engineer revised plans and additional comment were made on revised plan. Comment #4 on Mr. Harlow's comment letter to me should be addressed. Not a significant activity. Recommend that the Commission accept the application.

Brian Weber, 29 Bueford Ct., deck addition: Met with contractor regarding constructing a deck addition in regulated area. Issued an IW Agent Determination on project, approx. 85' from wetlands.

Howard Noreika, 157 E. Hyerdale Dr., construct dwelling: E&S controls failed for driveway to house under construction. Met with builder, engineer, WLECC and Public Works Director regarding corrections and swale in road right-of-way.

Woodridge Lake Property Owners Association, 260 East Hyerdale Drive, add 20 ft tie up mooring, island /clubhouse area: Met with John Hay, WLPOA, regarding a modification to approval granted. Mooring moved from island to shoreline opposite docks near clubhouse. Approved minor modification.

William White, 36 Sandy Beach Rd., reconstruct dwelling, new septic system & Well: Site visit to check on E&S Controls. Discussed modification to plans with builder. Met with landscape contractor and discussed modification to walkway and rain garden locations. Approved minor changes to walkway and called both the builder and landscape contractor to discuss and approve minor modifications. Asked that E&S controls be repaired.

Michael A. Cegan for Karen Ross, 153 W. Hyerdale Dr., Regulated activities include a building addition, deck renovations, permeable terraces, stone walls and boulder slopes, permeable and solid stone steps, a new dock to replace the existing dock, shoreline stabilization, and wetland enhancement plantings: Discussed minor modification to plans with Landscape Architect based on ECC review of project Some permeable pavers and steps have been replaced with turf. Approved minor modifications. Scheduled pre-construction meeting on 4/11/23 with contractor regarding approval granted. Made a site visit to property, work underway.

Richard B. Rosiello for Peter M and Mariel Goodson, 167 W. Hyerdale Dr., after-the fact application, Within the 100' regulated area: repair/restore the compromised existing lake wall south of the dock: Discussed minor modification to plans with Landscape Architect. Applicant notified office that E&S controls are in place and project about to start. Met on-site with Richard Rosiello to discuss start.

Linda Merchant, Accessory Buildings – no permits, 26 Flora Road: Request for voluntary compliance letter sent out regarding constructing 3 accessory buildings on the property without the necessary Inland Wetlands, Zoning, Torrington Area Health District and Building Permits. One of the buildings, “The Studio,” includes a deck and stairs and appears to have a bedroom and bathroom. This building does not appear to meet the required Zoning setbacks for an accessory building – studio. The building must at a minimum be 50 feet from the front property line, 30 feet from the side property lines and 75 feet from the shoreline. Any buildings within 100 feet of Tyler Lake or a wetlands soil must be approved by the Inland Wetlands Commission. The pre-built plastic sheds, if they are maintenance sheds, must be a minimum of 10 feet from a front or side property line and a minimum of 50 feet from the shoreline under Section 3.8 of the Zoning Regulations (with approval from the Inland Wetlands Commission.) I have met with the Building Official, Chris Zibell, and Richard Rossi, Sanitarian, Torrington Area Health District and neither of them have issued permits for any of these buildings.

Rafal Galazyn, 29 Pond Ridge Rd., Lot 9, erosion and sedimentation controls: Request for voluntary compliance letter sent out regarding properly installing E&S Controls. After 2nd inspection controls were properly installed.

Ryan Phalen, 64 Sandy Beach Rd., construct fire pit with stone patio: Discussed approval with applicant.

Woodridge Lake Property Owners Association, 260 East Hyerdale Drive, add 20 ft tie up mooring, dam area: Discussed approval with applicant.

Sean O'Neill, 50 Gray Lane, remove trees to expand pastureland for horses: Commission made a finding that this is a permitted agricultural use under Section 4.1.a of the Regulations.

Richard McCarty for Dana & Marc Duneier, 138 East Hyerdale Dr., shoreline stabilization: Met with applicant regarding approval granted.

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: Enforcement action should continue until a restoration plan is approved. Site visits to check on E&S Controls. Additional E&S controls were requested and have been installed. Project engineer reported additional topographic survey work has been completed and Landscape Architect is working on a restoration plan. He has also checked on E&S controls.

Keith Bodwell, P.E., for Hayworth Barker, 12 Brush Hill Road, construct curtain drain within regulated area: Discussed approval with project engineer. No work has begun on the project. Contractor informed me that work was about to begin.

Donald & Virginia Oldakowski, 26 Cottage Grove Road, shoreline stabilization: Site visit made. Checked work underway.

Denis Goroveci for Stephanie Oliver, 18 Flora Rd., shoreline stabilization: Site visit made. Work has been completed.

Emily Phalen, 24 Tyler Lake Heights, septic system repair: No work has begun on previously approved project.

Berkshire Engineering & Surveying LLC for Eric Trattner, 158 E. Hyerdale Dr., Demolish existing dwelling, rebuild on existing foundation with additions, modify driveway, AC units, generator pad, fence and buried propane tank in upland review area: Site visit to check on E&S Controls. Requested additional E&S controls be installed.

Marc & Tracy McCarthy, Milton Road, lots 8 & 9, Roraback Subdivision, construct portion of rain garden, cart path to lake and drainage in upland review for house outside regulated area: Site visit to check on E&S Controls.

Gary Stango Sr., 40 Bare Hill Rd., construct dwelling within regulated area: Site visit to check on E&S Controls.

Bryan Schnepf, 403 E. Hyerdale Dr., WL Lot 721 Assessor's Map 06-004-10, construct dwelling within the regulated area: Site visit to check on E&S Controls.

Barbara Ziogas, 134 Sandy Beach Rd., raze an existing seasonal cottage and construct a new seasonal cottage and repair and septic: Site visit to check on E&S Controls.

Paul and Lisa Tarsa, 129 Ashley Drive Map 06 Lot 257 - Building a residence within regulated area. Site visit to check on E&S Controls.

Jenn L Bourque, 54 Bentley Circle, construct open timber frame structure with privacy walls: No work has begun on previously approved project.

Michael & Susan Leitman, 12 Wynwood Court - Assessor's MLB 06-086-00 – Demolition and additions to existing dwelling, revise driveway location, grading and drainage, new paver walk and patio, and repair/re-mortar existing lake wall. Site visit to check on E&S Controls.

Michael Lehrhaupt, 361 West Hyerdale Drive, WL Lot 3 – Assessor's Map 06/033/00: Construct single family dwelling, rear patio, and swimming pool: Site visit to check on E&S Controls. Requested that builder add existing E&S controls.

Matthew Grosclaude, 25 Tyler Ridge Dr., construct dwelling and barn: Site visits to check E&S.

Christopher Root, 113 Lyman Lane, construct dwelling, grading and roof drains within regulated area: Site visit to check on E&S controls.