



## TOWN OF GOSHEN

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**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 for March  
**DATE:** 4/4/24

**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:** Mr. Nilsen has submitted an application to construct a house, pool, and site improvements that will address enforcement issues. Enforcement action should continue however, until the application is approved and restoration plan is accepted. Site visits to check on E&S Controls. Additional E&S controls were requested and have been installed. I've had several meetings with the Project Engineer, Bill Colby, and Landscape Architects, Bill Weckman and Michael Cegan, from Richter & Cegan. The plans submitted are very comprehensive. Engineer Bill Colby has revised the plans to address the Commission's drainage concerns voiced at the 3/1/214 meeting. The Commission may want to require a timetable and/or bonding condition for the landscaping portion of the plan that is in response to the clear-cutting violation. I recommend that the Commission approve the application with conditions that address correction of the violation.

**Town of Goshen c/o Garret Harlow, West Hyerdale Dr., Relining of four culvert barrels and the addition of riprap inlet and outlet protection at the point where the Marshepaug River crosses West Hyerdale Drive. The work of this project requires temporary wetland impacts for access to the upstream and downstream ends of each culvert barrel:** Met with Mr. Harlow and Project Engineer. The Town and Engineers have met with neighboring property owners regarding temporary access. The application appears complete. I recommend that the Commission accept the application.

**Ed & AJ Building and Remodeling LLC, Paxton CT., WL Lot 676, Tax Assessor's Map 06-002-028, construct dwelling, driveway, well and utilities within the regulated area:** Met with applicant and reviewed plans. Made site visit. Recommend that the Commission accept the application. Not a significant activity.

**Kenneth Willard, 88 Dresden Circle, construct dwelling, driveway, well and utilities within the regulated area:** The Commission has previously approved development of this lot for the previous owner, Tim Casey, with conditions 8/9/18. The permit was issued to William G Colby, P.E., agent for Mr. Casey with an expiration date

of 8/9/23. Mr. Willard purchased the lot 10/16/19, from Mr. Casey. Because the permit was issued on or after 7/1/2011, but prior to 6/10/21, it would appear that the under Sect 22a-42a (2), of the CT CGS, the applicant could request that the permit be transferred into his name and extended to 8/9/32, 14 years from the original permit date, as the as this statute allows provided there has been no substantial change in conditions. I made a site inspection and there have been no changes on this lot. Next door a new house has been constructed. I recommend that the Commission transfer Permit # 18-13 from William G Colby to Kenneth & Lindsay Willard, with the same conditions and a new expiration date of 8/9/32.

**Michael I. Leitman, 12 Wynwood Ct., construct patio and inground pool:** Reviewed application and plans. The Commission had previously granted permits on this property to repair the sea wall and for an addition and site work. That work has been completed. Made site visit. Recommend that the Commission accept the application. Not a significant activity.

**Colby Engineering & Consulting for Vance & Jennifer Kusaila, Lot 149 Bueford Ct., construct dwelling:** Discussed IW Permit and approval with Mr. Colby.

**Colby Engineering & Consulting for Scott Olson Enterprises LLC, 77 North Street, widen existing farm access driveway to accommodate 2-way traffic for an indoor tennis/pickle ball facility:** Mr. Colby submitted an application to widen the existing farm driveway from 15 ft to a 20 ft width to accommodate 2-way traffic in connection with a proposed pickle ball facility. The applications have been withdrawn for both P&Z and Inland Wetlands for the pickle ball facility.

**Edward Dutka, WLPOA, 260 East Hyerdale Drive, structural repair and rehabilitation of concrete dam, retaining walls and stilling basin:** Made site visit. Work for this year has been completed. More work next summer.

**Dean Harley, Rock House, Map 03 Block 016 Lot 006, construct driveway for future barn and dwelling:** Permit issued. Contractor to notify office when work begins.

**Edmond Meto, Ed & AJ Building & Remodeling LLC, 77 Paxton Ct., construct dwelling, utilities and well in a regulated area:** Site visits for E&S controls.

**Howard Noreika, 157 E. Hyerdale Dr., construct dwelling:** Site visits for E&S controls. Met with Mr. Noreika. Construction completed and site stabilization in spring.

**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:** 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: Site visits for E&S controls.**

**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. Construction completed and site stabilization in spring.**

**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. Issued a Zoning Permit for the construction. Foundation dug, silt fence in place. Awaiting an as-built survey of the foundation for Zoning.**

Attended the CT Land Conservation Conference, Wesleyan University, Middletown, CT, 3/23/24.