



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 for April
DATE: 4/25/24

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. At the 4/4/24 meeting the Commission asked the applicant's engineer and landscape architect to prepare phased plans to allow the remediation for the clearcutting and work in the regulated area to be completed independently and prior to any construction of the proposed dwelling and pool. I met with the applicant's engineer and landscape architect and discussed and reviewed their phasing plans. I would recommend approval with conditions that require a timetable and bonding condition for erosion & sedimentation and for installation 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 approve 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 approve the application. Not a significant activity.

Kenneth Willard, 88 Dresden Circle, construct dwelling, driveway, well and utilities within the regulated area: I discussed the transfer of Permit # 18-13 from William G Colby to Kenneth & Lindsay Willard, with the same conditions and a new expiration date of 8/9/32 with Mr. Willard

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. Contacted applicant and asked for the additional information the Commission requested at the 4/4/24 meeting. Provided the information is submitted, I recommend that the Commission accept the application. Not a significant activity.

Larry Webster for Kevin Budney, 610 North Street, relocate existing pole barn and construct new accessory building in the area where the existing pole barn is located: Met with applicant, Larry Webster. Reviewed application and made a site visit. Not a significant activity. I recommend that the Commission accept the application.

Karen Bank, 27 West Hyerdale, concrete dock removal, add two piers to attach removable dock: Met with builder Howard Noreika, who will remove the concrete by hand and dig two piers to replace the dock so that a removable dock can be installed. Reviewed application and made a site visit. Not a significant activity. I recommend that the Commission accept the application.

Permit Transfer Request from John & Constance Periera, 86 Hageman Shean Rd., for IW Permit #22-11 issued 6/2/22 to Mitchell Alibozak to construct a house, driveway, septic system, well and pool: Met with the new owners of the property and discussed permit previously issued. They are requesting that the permit be transferred to them with the same conditions.

Permit Transfer Request and extension request from Justin Watley, J.W. Tractor Repair, 97 Sharon Turnpike, construct building addition and new building, for IW Permit # 17-06-02W issued to Colby Engineering & Consulting LLC, 6/15/17: 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 6/15/31, 14 years from the original permit date, provided there has been no substantial change in conditions. I made a site inspection and there have been no changes. I recommend that the Commission transfer Permit # 18-13 from William G Colby to the owner, Justin Watley with the same conditions and a new expiration date of 6/15/31.

Pete Radzwillas for Richard Kosturko, 304 East Hyerdale Drive, construct additions and replace deck: I met with applicant and reviewed application and plans.

Made site visit. I issued an Inland Wetlands Agent Determination for the project. Not a significant activity.

David Rosaler, 8 Allenby Ct., construct screen porch on piers: I met with applicant and reviewed application and plans. Made site visit. I issued an Inland Wetlands Agent Determination for the project. Not a significant activity.

Garret Harlow, PLA, Supervisor, Town of Goshen, Public Works, 190 Sharon Turnpike, construct Town storage building: I met with Garret Harlow, Public Works Director and discussed reduction in size of the building previously approved by the Commission. I suggested he write a letter to the Commission regarding the change. Mr. Harlow wrote a letter to the Commission dated 4/22/24, informing the Commission of the proposed reduction of footprint for proposed storage building. The north end of the building has been shortened in length from 160' to 125'. All else remains as shown, including the location of the remaining footprint of the building. The Planning & Zoning Commission is requesting an updated report from the Inland Wetlands Commission on the project. I recommend that the Commission acknowledge the change and issue a favorable report to the Planning & Zoning Commission on the building reduction.

Colby Engineering & Consulting for Vance & Jennifer Kusaila, Lot 149 Bueford Ct., construct dwelling: Discussed IW Permit and approval with builder who has filed a Zoning Permit application.

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. Ask the silt fence be repaired.

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

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. I approved a minor change in the driveway location after checking with TAHD.