



## 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 May  
**DATE:** May 30, 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 Buzziena, 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. The driveway crossing currently exists for agricultural access will be used for new dwelling. Not a significant activity. Recommend that the Commission approve 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. Made a site visit. Not a significant activity. Recommend that the Commission approve 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 approve the application.

**Edmond Meto, Ed & AJ Building & Remodeling LLC, request transfer of Inland Wetlands Permit #20-34W, Lot 673 Paxton Court, to construct dwelling, utilities and well in a regulated area from Alan B Friedberg Revocable Trust:** Met with applicant and reviewed permit. Mr. Meto has purchased the p[roperty and is requesting that IW Permit #20-34 W issued 11/16/20 be transferred to Ed & AJ Building &

Remodeling LLC. No change in the standard conditions previously approved are recommended. The expiration date of the permit will be 11/16/2025.

**Kathleen McLaughlin, 118 Sandy Beach Rd., replace deck by waterfront:** Met with owner and reviewed application. Made site visit. Asked applicant for additional details on deck reconstruction. Recommend the Commission accept the application. Not a significant activity.

**Edward Dutka, WLPOA, 260 East Hyerdale Drive, structural repair and rehabilitation of concrete dam, retaining walls and stilling basin:** Met with General Manager regarding dam repairs required by DEEP. Recommend the Commission accept the application. Not a significant activity.

**Rafal Galazyn, 29 Pond Ridge Rd., clear cutting within the regulated area, after-the-fact violation:** Investigated complaint regarding tree clearing within a regulated area. Sent violation letter. Request for voluntary compliance letter. Also sent out regarding properly installing E&S Controls. After 2<sup>nd</sup> inspection controls were properly installed. Surveyor verified a small area of clearing was in regulated area. After-the-fact application submitted. Applicant to seed and mulch the disturbed area.

**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. Owner has submitted an application for a septic system, plastic shed, wood shed with deck, well & driveway, sheds and deck. The “studio” has been converted back to a maintenance shed and deck trimmed to meet the required zoning setback. One of the plastic sheds has been removed.

**Sumir & Nidhi Sahgal, 209 West Hyerdale Dr., sea wall and steps, no Inland Wetlands Permit:** Investigated complaint regarding work done in the regulated area with no permits. Made Site visit. Spoke with WLPOA regarding violation. Sent enforcement letter. Have not received a response to date.

**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. A Zoning Permit has been issued.

**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. Site visits for E&S controls.

**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. Mooring installed.

**Woodridge Lake Property Owners Association, 260 East Hyerdale Drive, add 20 ft tie up mooring, dam area:** Moorings have been installed.

**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. Made follow-up visit and met with contractor.

**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:** 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.

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

**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. Work 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.

**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.

**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. Discussed walkway and patio with contractor.

**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 visits to check

E&S.

**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.