



TOWN OF GOSHEN

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

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To: Inland Wetlands Commission
From: Martin J. Connor, AICP
Subject: Brendan Sandor, WL Lot 477, Tax Assessor's Lot 05 045 00,
Filing of wetlands for construction of a dwelling, driveway, well, sewer lines, and utility lines to serve as a single family home
Date: 11/2/23

Inland Wetlands Permit #05-04-01 was issued to C. M. Pateman 5/11/04 for filing of wetlands to construct a dwelling, driveway, well, sewer lines, and utility lines to serve as a single-family home. A public hearing with 4 continuations was held and the Commission granted approval with conditions, including a conservation restriction area. Mr. and Mrs. Sandor subsequently purchased the lot and requested that this permit be transferred from Mr. Pateman to them. The permit was transferred to the Sandors, and they requested permit extensions which were granted and finally expired 5/11/18.

At the 10/5/23 IWC Meeting, Mr. Sandor's application for a new permit was accepted. The applicant did not wish to pay for updated engineering and site developlans and agreed to resubmit the originally approved plans titled, "Zoning Location Survey Showing Proposed Improvements Lot 477 Woodridge Lake Proposed for C. M. Pateman & Associates, LLC, Sherbrook Drive Goshen, Connecticut," by Berkshire Engineering & Surveying, LLC, dated 9/3/03, revised thru 8/11/04. This approved plan and conservation restrictions were filed on the Goshen Land Records 10/3/06. I reviewed the original permit issued and recommend that if the Commission decides to approve the new application, that in addition to the general permit conditions contained in approvals granted, the following additional conditions be added to the permit approval which mirror the additional conditions added to the original permit issued 5/11/04:

1. All disturbed areas will be stabilized (even if temporarily) no later than November 1st.
2. Either a post and rail fence or wall shall be used to further mark the conservation restriction line and to insure protection of the conservation restriction area.
3. A meeting shall be held on site prior to construction with the inland wetlands officer, Town's Consulting Wetlands Biologist and applicant's wetlands biologist to discuss the proposed wetlands mitigation plantings and which existing plantings in proposed areas of disturbance may be stockpiled for future use. Hand digging rather than machine digging of plants to be transplanted is recommended. A bond estimated for the proposed wetlands mitigation plantings per the landscaping plan shall be submitted to the inland wetlands officer for his review and approval. A bond in a form acceptable to the town attorney shall be submitted prior to construction. The costs associated with the inspections for the towns consulting wetlands biologist to ensure compliance with the approved plans shall be paid for by the applicant.

4. During Construction, the applicant shall install orange construction fencing in front of the silt fence shown on the approved plan to define the construction line limits as additional protection of the wetlands. All yard waste and garden clippings shall be disposed of offsite to avoid potential encroachment into the remaining wetlands area per the recommendations of the commission's former wetland scientist, Penelope Sharp, contained in her letter to the Commission dated 11/18/2003.