



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 October
DATE: 10/31/23

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 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. The Commission reviewed the plan at their 6/1/23 Meeting and suggested that the applicant meet with the WLPOA and look at alternatives that would not result in extension of the engineered wall to extend further from the shoreline. Mr. McCarty and Bill Colby have been working with the WLPOA/ECC and his client. They now have a resolution which involves building a boulder wall that will follow the shoreline and stabilize the banks without an intrusion into the lake which should satisfy the ECC and Commission's concerns. They are bringing additional details on the plan to the meeting. If those details on the plans are complete, I would recommend approval.

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 the Landscape Architect is working on a restoration plan. He has also checked on E&S controls. Emailed applicant requesting a status report. Mr. Nilsen replied, *"Regarding the short-term fixes; The silt fences are intact, water flows correctly from the driveway, the seeded grass is growing quite well. The plans to the proposed building envelope have not received feedback from the different parties yet, but we are quite sure that they think it is the ideal placement of the building envelope, so the landscape architect is working on the whole site plan now and we should be able to present something before the Aug meeting."* Landscape Architect, Michael Cegan, spoke with me regarding the project and indicated they are awaiting Chip Roraback's Association's approval on revised house location. Project Engineer, Bill Colby, emailed E&S inspection report.

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. Contractor came into office with Engineer Bill Colby and was and filed an after-the-fact application. The masonry wall will be removed by hand and replaced with a typical shoreline stabilization using filter fabric and rip-rap. Not a significant activity. I recommend that the Commission approve the application.

Brendon Sandor & Karen Sandor, WL Lot 477, Tax Assessor's Map 05 Lot 045-00, construct dwelling, driveway, well & utilities: Inland Wetlands Permit #05-04-01 was issued to C. M. Pateman 5/11/04. A public hearing with 4 continuations were held and the Commission granted approval with conditions, including a conservation restriction area. Mr. and Mrs. Sandor purchased the lot and requested that this permit be transferred from Mr. Pateman to them. The permit was subsequently transferred to the Sandors, and they requested a permit extension which was granted and finally expired 5/11/18. A new application is now required and has been submitted but without updated engineering plans. The applicant at the 10/5/23 Meeting, after a discussion with the Commission elected to submit the Site Development Plan previously approved with conditions by the Commission after a public hearing was held. I recommend approval with the same conditions approved in the original Pateman approval, 5/11/04.

Ken Ludwig, Tantara LLC, Hall Meadow Rd., Tax Assessor's Map 04-020-014-00, replace bridge washed out in heavy rainstorm: Spoke with farm owner who has received a grant to replace the bridge on his property washed out this summer. Bridge used to access his farm fields. Requested owner file an application so that the Commission could determine if this activity constitutes a permitted use as of right per Section 4.1.a. of the Regulations for agricultural use.

Garrett Harlow for Town of Goshen, Sharon Turnpike, Assessor's Map 06 Lot 076 00, Construct building 160' x 85' x 35' for storage of vehicles and equipment for Town of Goshen and Goshen Volunteer Fire Company: Favorable report made to PZC. Planning & Zoning Commission set a public hearing date, 11/28/23 to hear Site Plan application.

William Colby for Anthony Renzullo, Brynmoor Ct., Assessor's Map 05 Lot 057 00, construct dwelling, driveway, well & utilities: Discussed permit issued with Project Engineer.

Keith Bodwell for Goshen Housing Trust Inc., 59 ABC Torrington Rd., reclaiming/rebuilding parking lots: Discussed approval with the Project Engineer.

Boy Scouts of America, Camp Strang, 278 West Side Rd, clearing work within regulated area: The site has been stabilized and grass is growing in disturbed areas.

Gary Stango Sr., 40 Bare Hill Rd., construct shed/screenhouse: Issued an IW Agent Determination for a shed/screenhouse, pre-built, on a stone pad within the regulated area. A Zoning Permit has been issued for the project. Building up and site stabilized.

Kathleen McLaughlin, 118 Sandy Beach Rd., replace deck by waterfront: Issued Zoning Permit for activity approved by the Commission.

Edward Dutka, WLPOA, 260 East Hyerdale Drive, structural repair and rehabilitation of concrete dam, retaining walls and stilling basin: Made site visit. Work underway.

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.

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.

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

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. Asked contractor to repair silt fence.

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.

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.

Michael & Susan Leitman, 12 Wynwood Court - Assessor's MLB 06-086-00 – Demolition and additions to existing dwelling, revised 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. Shoreline stabilization will be done when lake is drawn down.

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