

**Town of Goshen
Inland and Wetlands Commission
Regular Meeting
Thursday, October 7, 2021 7:15PM**

Present: Chairman Tom Stansfield, Vice Chairman Allen Kinsella, Lorraine Lucas, Ray Turri, and Rick Wadhams

Excused: Brandy Summerlin, Neal White

Others: Martin Connor

1. Call Meeting to Order: Mr. Stansfield called the meeting to order at 7:15PM. The proceedings were recorded digitally on Zoom and available on the Town of Goshen website.

2. Reading of the Minutes: The minutes of the regular meeting of September 3, 2021 were reviewed by the Commissioners.

MOTION by Mrs. Lucas and seconded by Mr. Malanca, it was VOTED to accept the minutes from the September 3, 2021 regular meeting. Mr. Turri abstained. Motion carries.

3. OLD BUSINESS: A. Michael Lehrhaupt, Tax Assessor MLB 06-003-00, West Hyerdale Drive – construct single family dwelling, rear patio, and swimming pool. Scott Myers presented on behalf of the applicant. A plan was presented showing a shared driveway with an easement, the pad for the house, pool area, patio, stairs and gravel walkway to the lake. Discussion on the area that will be disturbed for clearing, grading and pool area and the tie in to the sewer.

MOTION by Mr. Turri and seconded by Mr. Wadhams to approve the application for Michael Lehrhaupt, Tax Assessor MLB 06-003-00, West Hyerdale Drive – construct single family dwelling, rear patio, and swimming pool. No further discussion. Motion carries.

B. Peter Boriz – 243 West Hyerdale Drive – landscaping improvements. Mr. Boriz was present via Zoom to discuss the project. Mr. Connor noted that there was no further information requested by the Commission to be presented from last month's meeting. Mr. Stansfield asked if there would be machinery used for the project. Mr. Boriz noted that most of the work will be by hand but there are some components to the project that will require moving by machine due to the weight.

MOTION by Mr. Turri and seconded by Mr. Kinsella to approve the application for Peter Boriz – 243 West Hyerdale Drive – landscaping improvements. Mr. Boriz noted that the landscaper would be Greenspot out of Bantam. Motion Carries.

C. Sayantan & Sabina Chatterjee – 307 West Hyerdale Drive – remove existing gravel drive, construct new timber tie walk, stone steps, landscape wall and pea stone patio, stone fire pit and rebuild slate patio in upland review area. Dennis McMorrow presented for the applicant. A plan was presented showing the

areas that will be worked on. The existing gravel will be removed from the area and it will be top soiled and seeded. The existing peastone patio will be removed and will most likely be replaced with a bluestone patio instead of reusing the slate that is there now. There will be brush cleared to ass steps down the hill and the walkway will be defined. The existing pervious area is at 27%, with the improvements it will be brought down to 19% and be brought into conformance. The waterfront will remain riprap boulders. The patio area does not appear to be cemented.

MOTION by Mr. Turri and seconded by Mr. Kinsella to approve the application for Sayantan & Sabina Chatterjee – 307 West Hyerdale Drive – remove existing gravel drive, construct new timber tie walk, stone steps, landscape wall and pea stone patio, stone fire pit and rebuild slate patio in upland review area. No further discussion. Motion carries.

D. Lida Exstein – Lot 031-00 Cornwall Drive – construct single family dwelling, driveway, sanitary sewer connection with pump chamber & well. At the Public Hearing it was requested that Mr. Connor draft a motion of approval to add any conditions necessary to the standard conditions of approval. Mr. Connor added a 12th and 13th condition. Mrs. Lucas confirmed that the As-built was to insure that the building goes exactly where it is planned because the lot as it is is a tight area for the construction.

MOTION by Mr. Stansfield and seconded by Mr. Turri to approve the application for Lida Exstein – Lot 031-00 Cornwall Drive – construct single family dwelling, driveway, sanitary sewer conncection with pump chamber and well as follows:

Motion of approval of an application from Lida G. Exstein, Lot 752, Woodridge Lake, Assessor’s Map 07 Lot 031 00, Cornwall Drive, to construct a proposed dwelling, driveway, well and sanitary sewer connection with pump chamber on an approved subdivision lot. The proposal will require 3,400 sq. ft. of wetlands filling.

Whereas Lida G. Exstein has made application for regulated activities within 100 feet of watercourses and/or 100 feet of wetlands, including construction of a proposed dwelling, driveway, well and sanitary sewer connection with pump chamber on an approved subdivision lot. The proposal will require 3,400 sq. ft. of wetlands filling.

Whereas said application contains the following maps and plans titled “Zoning Location Survey Showing Proposed Improvements Lot 752 – Woodridge Lake, Prepared for Lida G. Exstein, Cornwall Drive,” by Berkshire Engineering & Surveying, LLC, dated 7/25/21, along with other documents, letters, reports, submitted along with the application, as well as the testimony accepted at the public hearing on September 2, 2021; Whereas, the Inland Wetlands Commission of the Town of Goshen convened and completed a public hearing on this application September 2, 2021;

Whereas, the professional advisors have reviewed said application and provided written and verbal reports to the Commission on this application; Whereas, the Inland Wetlands Commission of the Town of Goshen, has evaluated the application according to the standards and criteria for a decision per Section 10 of the Town of Goshen Inland Wetlands and Watercourses Regulations, in carrying out the purpose and policies of Section 22(a)-41 of the CT General Statutes, including matters related to regulating, licensing and enforcing the provisions whereof, the Commission has taken into consideration all relevant facts and circumstances. Although the proposed regulated activities represent a significant activity per Section 2 of the Goshen Inland Wetlands and Watercourses Regulations, the Commission finds that there is no reasonable likelihood of adverse impact to the wetlands and watercourses from the regulated activities proposed. The Commission finds that there are no feasible and prudent alternatives to the proposed activities.

NOW THEREFORE BE IT RESOLVED by the Inland Wetlands Commission of the Town of Goshen that the aforementioned application is approved with the following conditions:

- 1. If the authorized activity is not completed within Five years from the issuance date of: October 7, 2021, said activity will cease and, if not previously revoked or specifically renewed or extended, this permit will be null and void. Any request to renew or extend the expiration date of a permit should be filed in accordance with the Inland Wetlands Regulations of the Town of Goshen. Expired permits may not be renewed and the Inland Wetlands Commission may require a new application for regulated activities.**
- 2. The permittee will notify the Inland Wetlands Enforcement Officer upon commencement of work and upon its completion.**
- 3. All work and all regulated activities conducted pursuant to this authorization will be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein will constitute a violation of this permit and may result in its modification, suspension or revocation.**
- 4. This authorization is not transferable without the written consent of the Inland Wetlands Commission.**
- 5. In evaluating this application, the Inland Wetlands Commission has relied on information provided by the applicant. If such information is subsequently proved to be false, incomplete, or misleading, this permit may be modified, suspended, or revoked and the permittee may be subject to any other remedies or penalties provided by law.**
- 6. The permittee will employ the best management practices as outlined in the 2002 CT E&S Guidelines, March 2002 edition and all amendments,**

consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Wetlands Enforcement Officer. The permittee will immediately inform the Commission of any problems involving the wetlands or watercourses that have developed in the course of, or that is caused by, the authorized work.

7. No equipment or material including without limitation, fill, clippings, brush, construction materials, or debris, will be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit. Any such activity not authorized by this permit may be just cause for revocation of the permit.

8. This permit is subject to and does not derogate any rights or powers of the Town of Goshen, conveys no property rights or exclusive privileges, and is subject to all public and private rights to all applicable federal, state and local laws. In conducting and maintaining any activities authorized herein, the permittee may not cause pollution, impairment, or destruction of the inland wetlands and watercourses of Goshen.

9. If the activity authorized by the inland wetlands permit also involves activity or a project that requires zoning or subdivision approval, special permit, variance, or special exception, no work pursuant to the wetlands permit may begin until such approval is obtained.

10. The permittee will maintain sediment and erosion controls at the site in such an operable condition as to prevent the pollution of wetlands and watercourses. Said controls are to be inspected by the permittee for deficiencies at least once per week and immediately after rains. The permittee will correct any such deficiencies within 24 hours of said deficiency being found. The permittee will maintain such control measures until all areas of disturbed soils at the site are stabilized.

11. Erosion and sedimentation controls are installed and inspected prior to start of construction.

12. A Class A-2 As-Built Survey shall be submitted to the Inland Wetlands Enforcement Officer for review and approval after the foundation to the dwelling is poured and before any further construction in order to demonstrate substantial compliance with the approved dwelling location on the lot.

13. The project engineer shall inspect the final grading and certify to the Commission & Inland Wetlands Enforcement Officer that the grading has been done in substantial compliance with the approved plans and that the drainage will not adversely affect the adjacent property owner on Woodridge Lake Lot 751, now or formerly, Bozena Polewczyk.

No further discussion. Motion carries.

4. NEW BUSINESS: A. Ed Meto – East Hyerdale Drive Lot 329 - Assessor’s Map 6 Lot 215 00- construct dwelling, driveway, well and utilities within the regulated area. Mr. Meto presented the proposed project. Mr. Connor noted that a permit was previously granted for this lot but has expired. Mr. Meto showed a plan with a revised driveway that was changed to prevent a steep decent to the dwelling and lessen the chance of erosion. The footprint of the house has changed but is in the same general location. Mr. Turri noted the sewer easement on the property.
MOTION by Mr. Turri and seconded by Mr. Kinsella to accept the application for Ed Meto – East Hyerdale Drive Lot 329 – Assessor’s Map 6 Lot 215 00 – construct dwelling, driveway, well and utilities within the regulated area. No further discussion. Motion carries.

B. MOTION by Mr. Stansfield and seconded by Mr. Kinsella to add to the agenda under 4 B. 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/remorter existing lake wall. Motion carries.

Mr. McMorrow presented for the applicant. There was an application presented for this property and project in 2012. There is a double driveway on the property. The property has a 36” pipe discharging into the lake. Modifications to the 2012 project include taking off the garage from the addition and adding 2 garages. There is also a proposed addition of a screened porch and deck outside of the regulated area with a slab for an outside kitchen just in the regulated area. The sand beach at the water is to be eliminated. The gravel walkway to the water is to be converted to pavers. A silt fence is not shown on the current plans, but will be utilized on the gradual slope to the lake. There will also be a 6” lawn drain to a stone area added to the property.

MOTION by Mr. Stansfield and seconded by Mr. Turri to accept the application for 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/remorter existing lake wall – with building improvements as incicated on plan. No further discussion. Motion carries.

5. INLAND WETLANDS AGENT DETERMINATION: Robert Sinche 53 West Hyerdale Dr – install free-standing shed 12’Wx8’D

6. INLAND WETLANDS ENFORCEMENT OFFICER REPORT: Mr. Connor discussed pertinent items on the report. Mr. Stansfield commented that the Albano project looks to be going along. The house is up on the Molon project. Barkow project is in great shape. With no further questions or comments.

MOTION by Mr. Kinsella and seconded by Mr. Wadhams it was VOTED to accept the Enforcement Officer Report. Motion carries.

7. CORRESPONDENCE: Mr. Kinsella wished to thank Mr. Stansfield for the prompt dispatch of the electronic copy of Wildlife Magazine.

8. ADJOURNMENT: MOTION by Mr. Wadhams seconded by Mr. Kinsella to adjourn the meeting at 8:00PM. Motion carries.

Respectfully Submitted,

Erin Reilly
Commission Clerk, Pro Tem