

**Town of Goshen
Inland and Wetlands Commission
Regular Meeting Minutes
Thursday, March 7, 2024 7:15PM**

Present: Tom Stansfield, Lorraine Lucas, Dante Malanca and Devin Stilson

Excused: Ray Turri, Allan Kinsella and Brandy Summerlin

Others: Bill Colby, Mr. and Mrs. Kusaila, Mr. Cegan

1. Call Meeting to Order: Mr. Stansfield called the meeting to order at 7:15PM. The meeting was conducted in person at Goshen Town Hall.

2. Reading of the Minutes: The minutes of the regular meeting of February 1, 2024 were reviewed by the Commissioners.

MOTION by Ms. Lucas and seconded by Mr. Malanca, it was VOTED to accept the minutes from the February 1, 2024 regular meeting, Motion carries.

3. OLD BUSINESS:

- A. **Colby Engineering for Vance & Jennifer Kusaila, Lot 149 Bueford Ct, Development of existing building lot with single family home** - Mr. Colby did a brief review of the site plans. Mr. Colby showed a slight change in the new plans with a 30 square feet difference; there will be a one time disturbance and done in one day; the house was pushed back as far as within the zoning constraint; it was noted that almost the entire front yard is wetlands and Ms. Lucas asked if there should be a conservation easement and it was discussed that it doesn't seem to be a good place; different plantings were discussed; it was asked that the silt fence be reinforced with construction fencing.

MOTION by Ms. Lucas and seconded by Mr. Stilson, it was VOTED to approve the application for Vance & Jennifer Kusaila, Lot 149 Bueford Ct, development of existing building lot with single family home with map revised 2/28/24. Motion carries.

- B. **Fred Erik-Nilsen, 411 Milton Road, Tax Assessor's Map 06-004-00-06, Enforcement action for clear cutting within 100 ft of Woodridge Lake and new application for dwelling, pool and site improvements** - It was noted by Mr. Stansfield that it is an application that could be accepted and reviewed. Mike Cegan did a review of the plans for a new development and the restoration plan for the enforcement procedure and the violation; there were meetings held with neighbors to get input; some very large oak were saved down in the upland review area, and they worked hard to preserve those in the proposed plan; the 50 and 100 foot drops were discussed; the building envelope is north outside the 100-foot regulated area; there is a driveway with a switchback; in the regulated area, a pass double switchback goes down to the lakeside and also to a small overlook terrace and the path is pervious which is a flexi-pave material and how that is laid was discussed but more information needs to be given on how it will be brought down to be laid; the pathway was discussed; the woodland preserve area will not be touched. Restoration plan was discussed: erosion control, mostly native seed mix that will be used through all disturbed areas and they will

Inland and Wetland Commission

March 7, 2024

Page 2 of 3

also have erosion control blanket on them because it's so steep; a couple of seed mixes will be used; proposed boulder slope for stabilization was discussed and will use what's on the property but bring in more if not enough; rain garden proposed in upland review area; it was questioned why they were disturbing the area with the overlook when it should not be disturbed, and reason it was the only way to get to the lake; it was also discussed how neighboring properties have the same sloping but still have access to lake with switchbacks; Mr. Colby discussed his plans: there was no further erosion and site has held together pretty good with some serious storms during that time; they plan to use a swale to catch water, rain garden, catch basin and riprap plunge pool; near the house a rear basin, catch basin in the driveway, one-foot contours, and 2 basin near garage; it was not designed off any storm event; a quick review was done of what work Mr. Colby has already done to stabilize the property; house development isn't a problem from a sentiment standpoint, because there's a retaining wall; retaining wall is going to go in first, before the house and will provide a barrier when doing the excavation for the foundation; for sediment erosion control will use silt fence on the rain gardens, silt fence across the entire back, and another level of silt fence along the shoreline; Mr. Stansfield wants assurance that the structures are sufficient since steep and a good amount of water comes down the slope; Mr. Colby explained there's a 15-inch pipe coming down the freeboard in the base should keep it below the foot and more discussion was had on that, the flexi-pave material (cut sheet was requested) and distributing the lookout area. Mr. Stansfield asked prior to the next meeting, to see information relative to the installation of the switchback driveway access path and modification to the road control so that they beef that up a little bit. It was also noted that this is the solution to the enforcement action.

MOTION by Mr. Stansfield and seconded by Mr. Stilson, it was VOTED to accept the application for Fred Erik-Nilsen, 411 Milton Road, Tax Assessor's Map 06-004-00-06, Enforcement action for clear cutting within 100 ft of Woodridge Lake and new application for dwelling, pool and site improvements. Motion carries.

4. NEW BUSINESS: None.

5. AGENT DETERMINATION: No action.

6. INLAND WETLANDS ENFORCEMENT OFFICER REPORT: Mr. Connor was not present to do a review, but Commissioners had a quick discussion including the application for 777 North Street that was withdrawn.

MOTION by Mr. Stilson and seconded by Ms. Lucas, it was VOTED to accept the Enforcement Officer Report for February 2024. Motion carries.

7. CORRESPONDENCE: None.

8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION: None

9. ADJOURNMENT: MOTION by Mr. Stilson to adjourn the meeting at 8:05PM. Motion carries.

Respectfully Submitted,


Lori Clinton, Commission Clerk

Received March 11, 2024 @ 11:06 A.M.

Attest 
Goshen Town Clerk