

**Town of Goshen
Inland and Wetlands Commission
Regular Meeting Goshen Town Hall and Zoom
Thursday, September 2, 2021 7:15PM**

Present: Chairman Tom Stansfield, Allen Kinsella, Lorraine Lucas, Fredric Wadhams, and Dante Malanca

Excused: Raymond Turri, Brandy Summerlin, and Neal White

Others: Martin Connor, Dennis McMorrow, Peter Boritz (Zoom), Lida Exstein (Zoom), Jason Dismukes, Scott Meyers, P.E., L.S. and Eric Strachan, Builder

- 1. Call Meeting to Order:** Mr. Stansfield called the meeting to order at 7:23PM. The meeting was held at Goshen Town Hall and the proceeding was recorded digitally on Zoom and available on the Town of Goshen website. Mr. Stansfield welcomed Dante Malanca to the IWC.
- 2. Public Hearings: Lida Exstein, Lot 031 00 Cornwall Drive - Construct proposed dwelling, driveway, well and sanitary sewer connection with pump chamber on approved subdivision lot. Proposal will require 3400 SF of wetland filling:** Public Hearing started at 7:26PM and Mr. Dennis McMorrow of Berkshire Engineering and Surveying, 143 Bantam Lake Road, Bantam, CT 06750 represented the property owner. All proper notices were done and neighbors were informed. No comments were received by the public. Mr. McMorrow gave a long description of the project, presented Zoning Location Survey Map dated 7/25/21 and letter reporting findings regarding the location of inland wetlands and watercourses on the subject property dated August 13, 2021. Page 2 of Letter under Proposed Location all four paragraphs were read. Questions by Commissioners: Mr. Stansfield(TS): What is the possibility of coming off the Woodridge Lake Property Association? Mr. McMorrow (DM): Would have to be piped then cross over the stream and that is not our property. Mr. Wadhams (FW): Is it a real stream or only when raining? DM: Yes, only when it's raining. Mr. Kinsella (AK): What is in back of Equestrian property? DM: Do not know I didn't go back there. AK: Another house up to the north? DM: Aerial will show that. AK: Only other concern is the area highlighted in green where most wetland areas are and the function of it was doing its job and with adding the house and the fill will it still do it and protect the neighbor and the way out? DM: Goes over the map and describes the swale but can do more to define that. More discussion was had. Mr. Connor (MC): You could require the project engineer to be on site with final grading. More discussion had. AK: Wetlands I observed primary value is for absorption not a vibrant wetlands, almost a deadzone and was doing what it is supposed to. DM: The flow has been cut off by Cornwall Drive. TS: Any more questions from Commissioners? None. TS: Any questions from the public? None. TS: Marty, any concerns? MC: If you decide to close and take action on public hearing I would take action on Mr. Kinsella's concerns. Should have condition that engineer be on site at some point to make sure grading done properly to protect the neighbor who had called him with concerns. TS: What is the construction sequence? DM: Foundation first then brings fill in slowly during construction. TS: Marty can we ask for a as-built? MC: Not a bad idea and construction sequence in accordance with how DM indicated. AK: Did you spot a

bench mark Dennis? DM: Yes and he showed it on the map. TS: Any other comments or questions? MC: As built should be at the foundation point. TS: Any other comments? MC: Should there be any conservation restrictions on the other side of the brook? AK: No reason for mitigation, it's just woods. TS: Any other comments? None.

MOTION by Mr. Wadhams and seconded by Mr. Kinsella, it was VOTED to close the Public Hearing at 7:54PM. Motion carries.

A brief discussion was had on sequence and it was decided that Mr. Connor would come up with a draft of conditions for the next meeting.

3. **Reading of the Minutes:** The minutes of the regular meeting of August 5, 2021 were reviewed by the Commissioners.

MOTION by Ms. Lucas and seconded by Mr. Kinsella, it was VOTED to accept the minutes from the August 5, 2021 regular meeting. Mr. Stansfield abstained. Motion carries.

4. OLD BUSINESS:

- A. **Jason Dismukes for James and Lisa Tames, 168 West Hyerdale Drive - Drainage improvements to an existing residential property, clearing brush and improving existing swale uphill of existing house. Installing an underdrain to cut off ground water uphill of the house, improve site grading for positive drainage away from the house – Mr. Dismukes presented a drainage and improvements plan. Discussion was had.**

MOTION by Mr. Kinsella and seconded by Mr. Wadhams to approve application for Jason Dismukes for James and Lisa Tames, 168 West Hyerdale Drive - Drainage improvements to an existing residential property, clearing brush and improving existing swale uphill of existing house. Installing an underdrain to cut off ground water uphill of the house, improve site grading for positive drainage away from the house. Motion carries.

5. NEW BUSINESS:

- A. **Michael Lehrhaupt, West Hyerdale Drive Lot 3 - Create grass sitting area in upland review area. Existing stone steps at the lake edge will be reset and additional stones from a stone wall will supplement existing stones along the lake edge. Remove the existing dock - Mr. Strachan presented the information on the property and a discussion was had with the commissioners. Mr. Connor recommended to accept the application.**

MOTION by Mr. Kinsella and seconded by Mr. Wadhams to accept application for Michael Lehrhaupt, West Hyerdale Drive Lot 3 - Create grass sitting area in upland review area. Existing stone steps at the lake edge will be reset and additional stones from a stone wall will supplement existing stones along the lake edge. Remove the existing dock. Motion carries.

- B. **Peter Boritz, 243 West Hyerdale Drive - New landscaping - Mr. Boritz presented his plans for landscaping to add grass and trees, and Mr. Connor had done a site visit. Mr. Connor received a phone call from Woodridge Lake concerning clear cutting was**

done and he informed them that selective cutting was done and suggested planting items to protect the lake. Mr. Connor also suggested that erosion control be in place to protect the lake while repairs are being done to steps. More discussion was had.

MOTION by Mr. Kinsella and seconded by Mr. Wadhams to accept application for Peter Boritz, 243 West Hyerdale Drive - New landscaping. Motion carries.

MOTION by Mr. Stansfield and seconded by Mr. Kinsella to add application for 307 West Hyerdale Drive. 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 re-build slate patio in upland review area. No wetland disturbance - Mr. McMorrow reviewed the map and said the application sounds more complicated than it is. Mr. Kinsella asked if this was to be done in the winter and if there is erosion control. Mr. McMorrow said yes to both and went into detail.

MOTION by Mr. Kinsella and seconded by Mr. Wadhams to accept application for Sayantan & Sabina Chatterjee, 307 West Hyerdale Drive - Remove of existing gravel drive, construct new timber tie walk, stone steps, landscape wall and pea stone patio, stone fire pit and re-build slate patio in upland review area. No wetland disturbance. Motion carries.

6. INLAND WETLANDS ENFORCEMENT OFFICER REPORT: Mr. Connor reviewed the report and there was a short discussion on Woodridge Lake sewer.

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

7. CORRESPONDENCE: There will be training on the Freedom of Information Act on Oct 12. Lori Clinton will email information to Commissioners.

8. ADJOURNMENT:

MOTION by Mr. Wadhams to adjourn the meeting at 8:35PM. Motion carries.

Respectfully Submitted,



Lori Clinton
Commission Clerk

Received Sept. 9, 2021 @ 1:22 P.M.
attest Baibara Z. Blue
Goshen Town Clerk

George T. Malia, Jr., Certified Soil Scientist
636 Beach Street, Goshen, Connecticut 06756
(860) 491-3361

Date: August 13, 2021

To: Dennis McMorrow
Berkshire Engineering and Surveying, LLC
143 Bantam Lake Road
Bantam, CT 06750

Re: Inspection of property known as lot 752 Cornwall Drive, Goshen, Connecticut inland wetlands and watercourses

Dear Mr. McMorrow,

The purpose of this letter is to report my findings regarding the location of inland wetlands and watercourses on the subject property. The authorization for my inspection and the preparation of this report was by a verbal request by you.

Description of the Subject Property

Address: Cornwall Drive
Town: Goshen
County: Connecticut
State: Connecticut
Other: The subject of this report is described on a survey map entitled: *'Zoning Location Survey Showing Proposed Improvements Lot 752-Woodridge Lake, Prepared for Lida G. Exstein, Cornwall Drive, Goshen, Connecticut'*, prepared by Berkshire Engineering and Surveying, LLC

The subject property is located on the westerly side of Cornwall Drive. The property is wooded. The entire site is below road grade. A perennial watercourse flows across the subject in a southwesterly direction. This originates at the outlet of culvert pipe underneath Cornwall Drive.

Methodology and Scope of Inspection

I have made a personal inspection of the property that is subject of this report on. I have made observations of topographical and plant features. I have made observations of the subsurface soil characteristics with the use of a hand held soil auger.

I have referred to the following publications for the methods used in examining the subject for inland wetland soils and watercourses: Soil Survey Manual, United States Department of Agriculture, 1993; Soil Genesis and Classification, Iowa State University, 1980; Freshwater Wetlands, A Guide to Common Indicator Plants of the Northeast, University of Massachusetts, 1981; 'Field Indicators for Identifying Hydric Soils in New England' Version 4.0, May 2017, New England Hydric Soil Technical Committee; 'National List of Plant Species that Occur in Wetlands: Northeast (Region 1)', U.S. Department of the Interior and 'Munsell Soil Color Charts'.

Findings and Notes on Wetland Boundary Delineation

I inspected the subject on November 28, 2020. My inspection located an inland wetland complex that is comprised of a perennial watercourse and associated arc of poorly drained soils. I have flagged the wetland boundaries on site. My field mapping notes for the wetland boundaries were sent in a separate correspondence. The wetland boundaries that were flagged by me are shown on the site survey referenced at the beginning of this report.

The wetland includes a perennial watercourse. This enters the property from the outlet of a culvert pipe located underneath Cornwall Drive. This flows generally in a southwesterly direction and exits the subject at its westerly boundary. The watercourse is within an area of poorly drained soils (inland wetland). These soils have a fine sandy loam texture and a light grayish brown to grayish brown soil matrix color in the upper soil horizons. There are iron accumulations (mottles) within seven to nine inches of the surface. These soils are very stony in places. These are soils of the Leicester soil series.

The upland soils on the subject are moderately well drained. These have a fine sandy loam texture and a brown to yellowish brown soil matrix color in the upper soil horizon. They are very stony in places. These are soils of the Sutton soil series.

Proposed Location for a Residence on the Subject Property

I have reviewed the site plan with the proposed location of a single family residence, as shown on the survey referenced. I visited the subject property on August 12, 2021. I had a copy of the survey with proposed house site.

The proposed house site includes a portion of an inland wetland area. This wetland is a shallow depression that contains poorly drained soils. This wetland appears to have been once been connected to a larger drainage area. It allowed concentrated surface water runoff from areas to the east of the subject to flow to the west.

The construction of Cornwall Drive altered the original drainage patterns along the subject's easterly property boundary. The road bed is raised above original land grade and the surface drainage to the east is now concentrated into the culvert pipe that discharges water onto the subject (an area to the north of the site for the house).

The site of the proposed house will disturb wetlands. The wetlands that would be disturbed primarily serve as wetland habitat for plants and animals. The flood storage provided is minimal as the watershed for the area has almost been eliminated by the construction of Cornwall Drive. The wetland habitat functions are minimal as this wetland is narrow and there are upland soils and plants on both sides of the wetland area that may be disturbed.

Assumptions and Limiting Conditions of This Report

I do not presently have, nor do I have any anticipated interest in the property that is the subject of this report. My compensation is not contingent upon any predetermined finding regarding wetlands or watercourses on the subject. It is an assumption of this report that the area inspected by me is that area described on the map provided by the user of this report. This report makes no certifications to ownership or issues that relate to property boundaries.

The wetland boundaries described in this report are not the official inland wetland boundaries until accepted by the appropriate regulatory agency or agencies.

Thank you for using my services. Please call me if you have any questions or if you require any additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read "George T. Malia, Jr.", written in black ink.

George T. Malia, Jr.
Certified Soil Scientist

BERKSHIRE

143 Bantam Lake Rd.
Bantam CT. 06750
(860) 567-8007
(860) 567-8006 (fax)



ENGINEERING & SURVEYING, LLC

Dennis S. McMorrow, P.E.
Stephen R. Latour, R.L.S. *
* Licensed in CT & NY

August 19, 2021

Certificate of Mailing

RE: Lot 752 (07-006-031)
Cornwall Drive
Goshen, CT

Dear Adjacent Property Owner:

Pursuant to Goshen Inland Wetland regulations this letter is to notify you of a Public Hearing with Goshen Inland Wetland Commission for the above referenced property.

The Public Hearing will be on Thursday September 2, 2021 at 7:15 p.m. at the Town Hall building located at 42A North Street, Goshen, CT and via Zoom meeting. Link is available on the Town of Goshen website. At this hearing interested persons may appear and be heard and written communications will be received. The plans are on file in the Inland Wetland office and can be viewed during normal business hours.

The application is for the construction of a single family dwelling, driveway, well and sanitary sewer connection with pump chamber on the approved subdivision lot. Proposal will require 3400 sf of wetland filling.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Dennis S. McMorrow, P.E.
Principal

cc: Ms. Lida Exstein

or meter postage and
post mark. Inquire of
Postmaster for current
fee.

Received From:

Berkshire Engineering & Surveying
143 Bantam Lake Rd
Bantam CT 06750



One piece of ordinary mail addressed to:

Bozena Polewiczuk
P.O. Box 415
Goshen CT 06756

U.S. POSTAL SERVICE CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE - POSTMASTER

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Berkshire Engineering & Surveying
143 Bantam Lake Rd
Bantam CT 06750

One piece of ordinary mail addressed to:

Woodridge Lake Property Owners Assoc
P.O. Box 11
Goshen CT 06756

Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fee.

