

**TOWN OF GOSHEN
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JULY 2, 2015 – 7:15PM**

PRESENT: Vice-Chairman Allen Kinsella, Lorraine Lucas Andy Savarese, Ray Turri, Rick Wadhams;
Town Planner/Inland Wetlands Enforcement Officer, Martin Connor, AICP

ABSENT: Carey Budnick.

EXCUSED: Chairman Tom Stansfield.

1. CALL TO ORDER:

In the absence of Chairman Thomas Stansfield, Vice-Chairman Allen Kinsella called the meeting to order at 7:15PM. The proceedings were recorded digitally, and copies are available in the Land Use Office in Town Hall. Andy Savarese arrived at 7:16PM.

2. PUBLIC HEARINGS:

No business was discussed.

3. READING OF THE MINUTES:

A. June 4, 2015 regular meeting.

MOTION Mr. Turri, second Mr. Wadhams, to approve the minutes of the June 4, 2015 regular meeting as written; the motion carried 3-0-1 with Ms. Lucas abstaining.

4. OLD BUSINESS:

A. Michael Bergin, 4 Bueford Court – Construct Garage and Shed in the Regulated Area.

Michael Bergin addressed the Commission regarding this matter. Mr. Bergin explained that the map of the site had been updated to include the shed that had been built without an Inland Wetlands permit. Mr. Bergin apologized, explaining that since the shed was less than 200 square feet he had mistakenly thought that no permits were required. Mr. Connor explained that sheds 200 square feet or less would not require a building permit; however, they would still require Inland Wetlands permits and Zoning Permits.

Mr. Connor reminded the Commission that Mr. Bergin had obtained a permit for the construction of a house and garage; however, the garage had not been built. Mr. Bergin explained that the garage was essentially the same as that originally approved; its location would be shifted slightly so as to be flush with the house and porch on both sides.

MOTION Mr. Turri, second Ms. Lucas, to approve the application in the matter of **Michael Bergin, 4 Bueford Court – Construct Garage and Shed in the Regulated Area**; unanimously approved.

5. NEW BUSINESS:

A. Raymond Van Duyne, Lot #235 Canterbury Court (Assessor's Map #06-006-145-00) – Construct Single Family Dwelling, Well, Driveway, & Sewer Line in the Regulated Area.

Mr. Connor explained that a permit had been granted for this project in December 2004; however, it had expired. A new permit had then been issued in May 2010 with the same conditions as the original permit; unfortunately, it too had been allowed to expire. Mr. Van Duyne was therefore seeking a new permit for this proposal. Mr. Connor explained that there were no changes to the originally approved plans. The entire project would be located within the regulated area; the house, deck, driveway, and drainage improvements would be partially located within wetlands.

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MOTION Mr. Turri, second Ms. Lucas, to accept the application in the matter of **Raymond Van Duyne, Lot #235 Canterbury Court (Assessor's Map #06-006-145-00) – Construct Single Family Dwelling, Well, Driveway, & Sewer Line in the Regulated Area**; unanimously approved.

MOTION Mr. Kinsella, second Mr. Savarese, to amend the agenda to add **Mary & Russell Comstock, 193 East Street North – Construct Barn in the Regulated Area** as agenda item #5B; unanimously approved.

B. Mary & Russell Comstock, 193 East Street North – Construct Barn in the Regulated Area.

Mary Comstock addressed the Commission regarding this matter. Mrs. Comstock explained that the property was currently for sale and a prospective buyer wished to know that they would be able to construct a barn on the property; therefore, she was attempting to secure an approval for a possible barn location. Mr. Connor explained that the property was 12 acres in size; however, 10 acres were wetlands. He stated that he believed this was the only suitable location onsite. As a part of the process, Mrs. Comstock had also gotten approval from Torrington Area Health District for the proposed barn and a reserve septic field. Mr. Connor explained that, if an Inland Wetlands permit was granted, it could then later be transferred to the new property owners.

Mr. Turri questioned whether a driveway to the barn was also proposed. Mrs. Comstock responded negatively, noting that tractors had previously gone through a gap in the stone wall at the front of the property; she suggested that the barn could be accessed in the same way. Commission members discussed that using this location would then require driving over what had now been designated as a reserve leach field. While the barn could be accessed from the existing driveway and around the reserve area, it would be quite close to the wetlands. Mr. Connor explained that the Commission could consider the application now before them; if at a later time, Mrs. Comstock or a new property owner wished to build a road, it would require an additional application.

MOTION Mr. Kinsella, second Mr. Savarese, to accept the application in the matter of **Mary & Russell Comstock, 193 East Street North – Construct Barn in the Regulated Area**; unanimously approved.

6. INLAND WETLANDS ENFORCEMENT OFFICER'S REPORT:

The Commission briefly reviewed Mr. Connor's enforcement report for the previous month. Mr. Connor stated that it had been quite busy the previous month, with several agent determinations having been issued.

MOTION Mr. Wadhams, second Mr. Turri, to accept the Enforcement Report for the period from June 5, 2015 to July 2, 2015; unanimously approved.

7. CORRESPONDENCE:

Commission members reviewed information regarding the Municipal Inland Wetlands Agency Comprehensive Training Program sponsored by the Department of Energy and Environmental Protection. They also reviewed summaries of wetlands-related legal cases which Mr. Connor had obtained from the DEEP Continuing Education class held June 24th at Sessions Woods in Burlington, CT.

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8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Discussion Regarding Proposed Beach Maintenance Best Management Practices Document – Updated as Per Town Engineering Consultant’s Comments Reviewed at June 4, 2015 Regular Meeting.

The Commission reviewed the updated document and expressed their satisfaction with the wording of the final version. Members agreed to also include a picture from the Connecticut E&S Guidelines of rip-rap for shoreline stabilization. Mr. Connor explained that the Commission could vote to adopt the document as a guideline, which could then be placed on the Town’s website. He would be able to refer any interested residents to this document for information to assist with their projects and permit applications.

MOTION Mr. Turri, second Mr. Savarese, to adopt the July 2, 2015 edition of the Beach Maintenance Best Management Practices Document to be used as a guideline for all Inland Wetlands permit applications and to have the Inland Wetlands Enforcement Officer direct all applicants to this document for information regarding the Commission’s preferred methods for maintaining shoreline properties; unanimously approved.

9. ADJOURN:

MOTION Mr. Savarese, second Mr. Turri, to adjourn at 7:45PM; unanimously approved.

Respectfully submitted,

**Stacey M. Sefcik
Recording Secretary**