

**Inland Wetlands Commission
REGULAR MEETING AGENDA
Thursday, July 2, 2026 at 7:15 P.M.**
This meeting will be held at Goshen Town Hall and via Zoom

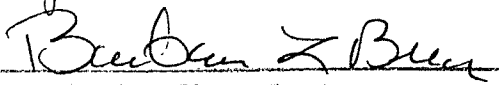
Zoom Conference Link:
<https://us02web.zoom.us/j/83004772841>

Meeting ID: 830 0477 2841
OR
Dial-in number: 1-929-205-6099

1. **CALL TO ORDER**
2. **PUBLIC HEARING:**
 - A. 225 North Goshen Road, continued show cause hearing.
3. **APPROVAL OF THE MINUTES:**
 - A. June 4, 2026 meeting minutes.
4. **OLD BUSINESS:**
 - A. 21 Breguet Road, Matthew Perry for John O'leary - Install holding tank as per plan by Colby Engineering.
 - B. 17 Lake Shore Drive, Matthew Perry for Mark Wasdo - Install new holding tank for sewage.
 - C. 46 Town Hill Road, Ryan Russo for Mark and Miriam Nelson - Reconstruction of waterfront boat house; construction of cart path from main house to boat house; construct level seating area adjacent to boat house structure and removal of dead and dangerous trees.
 - D. 54 Tyler Lake Heights, Thomas Mariano for Nicole Mariano - Rebuild wall along the lake to mitigate unsafe, collapsing steps and mitigate soil erosion into the water.
 - E. 130 East Hyerdale Drive, Kade Courtois for Michael and Leya Edison - Remodel of existing deck and patio space including a concrete slab for a new sunroom; deck reconfiguration and new metal fabricated curved stairs; stone veneer work for existing walls and newly proposed steps.
5. **NEW BUSINESS:** None.
6. **AGENT DETERMINATION:**
 - A. 197 West Hyerdale Drive, David Mandelbaum, 26-7W - Excavate the existing loose stone surface and up to 10' of underlying soil within an existing patio's retaining walls behind the house and replace with stone base material and pavers. Also install a 8'x10'x4' reinforced concrete slab within the same patio area and place a hot tub on the slab.
7. **INLAND WETLANDS ENFORCEMENT OFFICER REPORT:**
8. **CORRESPONDENCE:**
9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**
 - A. Section 4.1 permitted uses for right.
10. **ADJOURNMENT**

Respectfully Submitted,


Lori Clinton
Commission Clerk

Received June 30, 2026 9:20 A.M.
Attest 
Goshen Town Clerk

When emailing official correspondence, please send to landuse@goshenct.gov with "Official Business" in the subject line.

**TOWN OF GOSHEN
INLAND WETLANDS AND WATERCOURSES COMMISSION
MEETING MINUTES
THURSDAY, JUNE 4, 2026 – 7:15PM
Hybrid Meeting**

1. CALL TO ORDER AND APPOINTMENTS OF ALTERNATES:

Mr. Stansfield called the meeting to order at 7:15pm and will be filling in.

Members Present: Ray Turri, Dante Malanca, Devin Stilson, Matt Wheeler, & Adam Andrusia.

Members Excused: Lorraine Lucas.

Others: Marissa Wright, Mr. Rimbach, Mr. Perry, Mr. Russo, Mr. Mariano, Mr. Courtois and Mr. Welsh.

2. PUBLIC HEARING:

- A. 225 North Goshen Road, continued show cause hearing:** No one representing 225 North Goshen Road was present. Mr. Stansfield stated his credentials and reviewed and submitted research that he had done on the property and based on that research, their best estimate is that there are wetlands within 200 feet of this property and they do want to pursue this. What legal options do we have was asked by Mr. Malanca and Mr. Stansfield is going to get with the 1st Selectman and our Attorney and write a letter to the property owner.

IN A MOTION BY Mr. Stansfield and seconded by Mr. Turri, was voted to continue the public hearing for 225 North Goshen Road to July 2, 2026, 7:30pm. Motion carried.

3. APPROVAL OF THE MINUTES: Minutes for May 7 and May 19, 2026 were reviewed and approved as written.

IN A MOTION BY Mr. Turri and seconded by Mr. Stansfield, it was voted to accept the minutes from the May 7 and May 19, 2026 regular meetings as written. Motion carried.

4. OLD BUSINESS:

- A. 698 North Street, Lee Rimbach - 50x120 storage building within the 200' regulated area:** Nothing has changed since the last meeting. Ms. Wright has worked with the applicant and everything was completed and it was also clarified that there will not be piles of topsoil.

IN A MOTION BY Mr. Turri and seconded by Mr. Malanca, it was voted to APPROVE the application for 698 North Street, Lee Rimbach, 50x120 storage building within the 200' regulated area. Motion carried.

Mr. Stilson made a comment that approx 90% of the applications are not completed and they need to be. Ms. Wright explained that we are working with applicants and permitlink to get that fixed.

5. NEW BUSINESS:

- A. 21 Breguet Road, Matthew Perry for John O'leary, install holding tank as per plan by Colby Engineering:** Mr. Perry submitted a drawing but still needs the Torrington Area Health approval sheet. They will be using silt fence and it is a very small area (10x8) they are working in with a small amount of dirt.

IN A MOTION BY Mr. Turri and seconded by Mr. Stilson, it was voted to ACCEPT the application for 21 Breguet Road, Matthew Perry for John Oleary, install holding tank as per plan by Colby Engineering. TAH approval to be provided. Motion carried.

- B. 17 Lake Shore Drive, Matthew Perry for Mark Wasdo, install new holding tank for sewage:** Drawing and Torrington Area Health approval were provided and reviewed.

IN A MOTION BY Mr. Turri and seconded by Mr. Malanca, it was voted to ACCEPT the application for 17 Lake Shore Drive, Matthew Perry for Mark Wasdo, install a new holding tank for sewage. Motion carried.

- C. 46 Town Hill Road, Ryan Russo for Mark and Miriam Nelson, reconstruction of waterfront boat house, construction of cart path from main house to boat house,**

construct level seating area adjacent to boat house structure and removal of dead and dangerous trees: Mr. Russo presented and provided/reviewed the following documents: drawing, maps, soil report and photos. The tank was discussed and there were not many options and Mr. Stansfield asked to explore other options. Discussion had on why they are using a check valve (very unusual) and Mr. Russo said the septic company would like to weep it. Delineation was discussed. The cart path will be crushed stone and eventually paved. Ms. Wright has reviewed the arborist report. The removal of the dead and dangerous trees will not be replaced and stumps to be removed near the house only. Rip rap will be used. Ms. Wright did have a meeting with the applicant and is good.

IN A MOTION BY Mr. Turri and seconded by Mr. Stilson, it was voted to ACCEPT the application for 46 Town Hill Road, Ryan Russo for Mark and Miriam Nelson, reconstruction of waterfront boat house; construction of cart path from main house to boat house, construct level seating area adjacent to boat house structure and removal of dead and dangerous trees. Motion carried.

- D. 54 Tyler Lake Heights, Thomas Mariano for Nicole Mariano, rebuild wall along the lake to mitigate unsafe, collapsing steps and mitigate soil erosion into the water: Property owner reviewed plans and Commission reviewed photos but will need a sketch of the plan that shows silt fence that will need to be used. They do not plan to mortar, were told that materials not used will need to be removed and that they cannot go any further than current footprint.

IN A MOTION BY Mr. Turri and seconded by Mr. Malanca, it was voted to ACCEPT the application for 54 Tyler Lake Heights, Thomas Mariano for Nicole Mariano, rebuild wall along the lake to mitigate unsafe, collapsing steps and mitigate soil erosion into the water. Sketch will need to be provided. Motion carried.

- E. 130 East Hyerdale Drive, Kade Courtois for Michael and Leya Edison, remodel of existing deck and patio space including a concrete slab for a new sunroom, deck reconfiguration and new metal fabricated curved stairs, stone veneer work for existing walls and newly proposed steps: Mr. Courtois presented and provided/reviewed wellands and watercourse survey reports, plans and drawings. The only change to plans is to add a rain garden. They are attending the next Woodridge meeting for approval.

IN A MOTION BY Mr. Turri and seconded by Mr. Wheeler, it was voted to ACCEPT the application for 130 East Hyerdale Drive, Kade Courtois for Michael and Leya Edison, remodel of existing deck and patio space including a concrete slab for a new sunroom, deck reconfiguration and new metal fabricated curved stairs, stone veneer work for existing walls and newly proposed steps. Motion carried.

IN A MOTION BY Mr. Stansfield and seconded by Mr. Turri, it was voted to ADD 114B Town Hill Road, Joseph and Jessica Welsh, extension of permit #21-11W construct driveway with associated drainage, replace footbridge over river, plant trees in review area, and future dwelling and septic. Motion carried.

- F. 114B Town Hill Road, Joseph and Jessica Welsh, extension of permit #21-11W construct driveway with associated drainage, replace footbridge over river, plant trees in review area, and future dwelling and septic: Conditions will need to remain the same as original permit and good for 5 years.

IN A MOTION BY Mr. Stansfield and seconded by Mr. Stilson, it was voted to APPROVE 114B Town Hill Road, Joseph and Jessica Welsh, extension of permit #21-11W construct driveway with associated drainage, replace footbridge over river, plant trees in review area, and future dwelling and septic with same conditions as original permit and for 5 years. Motion carried.

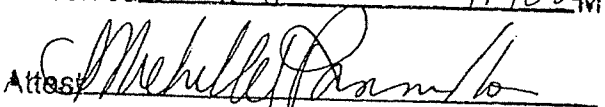
6. AGENT DETERMINATION:

- A. 44 Bently Circle, Joseph & Veronica Alicata, Original permit 25-W8 for new home within the regulated area, to be changed to Agent Determination due to the home being moved 10 feet further from the regulated area: Reviewed with Commission.

7. **INLAND WETLANDS ENFORCEMENT OFFICER REPORT:** Report dated June 4, 2026 was reviewed by Commission and there was a brief discussion on 192 Kubish Road.
IN A MOTION BY Mr. Stansfield and seconded by Mr. Wheeler, it was voted to APPROVE the ZEO report dated June 4, 2026. Motion carried.
8. **CORRESPONDENCE:** None.
9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** Table items until Ms. Lucas is present.
10. **ADJOURNMENT:**
IN A MOTION BY Mr. Stansfield and seconded by Mr. Wheeler, to adjourn the meeting at 8:16pm. Motion carried.

Respectfully Submitted,


Lori Clinton, Commission Clerk

Received June 8 2026 11:16am

Attest Goshen Town Clerk
1 2026