Inland Wetlands Commission
REGULAR MEETING AGENDA
Thursday, November 5, 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. October 1, 2026 regular meeting minutes.

4. **OLD BUSINESS:**
   A. 316 Sharon Turnpike, Richard Bette for Abbey and Jonathan Yvon - Enclosure of existing deck, new deck and mudroom entry.

5. **NEW BUSINESS:**

6. **AGENT DETERMINATION: None.**
   A. 359 East Hyerdale Drive, Carolyn Dewitz - 26-16W Redo decking and railings on 4 decks, building 2 new sets of stairs: 1 on back of the house and 1 on front of the house. Adding 1 12 inch footing on the front of the house by the garage.

7. **INLAND WETLANDS ENFORCEMENT OFFICER REPORT:**

8. **CORRESPONDENCE:** CT Federation of P&Z Agencies Quarterly Newsletter.

9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**
   A. Wetlands permit application update.
   B. Update on use of herbicide around wetland areas within the Town.
   C. Approve 2027 Meeting Calendar for IWC.

10. **ADJOURNMENT**

Respectfully Submitted,

Lori Clinton
Commission Clerk

Received November 3 2026 11:21AM
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
REGULAR MEETING MINUTES
THURSDAY, OCTOBER 1, 2026 – 7:15PM
Hybrid Meeting

1. **CALL TO ORDER AND APPOINTMENTS OF ALTERNATES:**
Ms. Lucas called the meeting to order at 7:15pm.
Members Present: Lorraine Lucas, Ray Turri, Tom Stansfield, Devin Stilson and Adam Andrusia.
Members Excused: Matt Wheeler and Dante Malanca.
Others: Thomas Mariano, Mr. & Mrs. Hull, and Mr. Spinetti.

2. **PUBLIC HEARING:**
   A. **225 North Goshen Road, continued show cause hearing:** No one representing 225 North Goshen Road was present. Ms. Lucas opened the public hearing and gave an update that the flagging is to be done October 5, 2026. Mr. Stansfield will be available to go for site visit in October and the Commission recommends extending public hearing to November meeting. Mr. Turri spoke with the 1st Selectman and the new lobbyist when a change was made at the Commission and asked for a letter to go to the lobbyist and will check with the 1st Selectman on status. The change of season was discussed and what will be able to be done as was confirming that this is Wetlands Commission jurisdiction, perhaps Planning & Zoning should be taking a bigger role as well. The Commission is unaware of any activity.

IN A MOTION BY Mr. Stansfield and seconded by Mr. Turri, it was voted to continue the Public Hearing for 225 North Goshen Road to the November, 2026 meeting. Motion carried.

3. **APPROVAL OF THE MINUTES:** Regular meeting minutes for September 3, 2026 were reviewed and approved with correction that Mr. Turri was not at the meeting.

IN A MOTION BY Mr. Turri and seconded by Mr. Stansfield, it was voted to APPROVE the minutes from the September 3, 2026 meetings with change. Motion carried.

4. **OLD BUSINESS:**
   A. **316 Sharon Turnpike, Richard Bette for Abby and Jonathan Yvon - Enclosure of existing deck, new deck and mudroom entry:** No one was present.

IN A MOTION BY Mr. Stansfield and seconded by Mr. Turri, it was voted to TABLE the application for 316 Sharon Turnpike, Richard Bette for Abby and Jonathan Yvon - Enclosure of existing deck, new deck and mudroom entry. Motion carried.

   B. **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:** A review was done of the new wall schematic and replacement of stairs that are collapsing.

IN A MOTION BY Mr. Turri and seconded by Mr. Stilson, it was voted to APPROVE 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. Motion carried.

   C. **106 Sandy Beach Road, Robert Hull IV - Add foundation under existing cottage (same footprint) as per engineered drawings, move deck and stairs to right front of house instead of center where it currently is, rebuild existing stone retaining wall on the water:** Torrington Area Health approval was submitted with the basement to remain unfinished as a condition. The new wall schematic was submitted and discussed as were larger prints. The temporary road for the well install was discussed and the board noted that the driller is not to go near the water.

IN A MOTION BY Mr. Turri and seconded by Mr. Stansfield, it was voted to APPROVE the application for 106 Sandy Beach Road, Robert Hull IV - Add foundation under existing cottage (same footprint) as per engineered drawings, move deck and stairs to right front of house instead of center where it currently is, rebuild existing stone retaining wall on the water. Motion carried.

D. **278 West Side Road, Boy Scouts of America Housatonic Council - After the fact activity: 20x30 storage building (existing wetlands permit):** Nothing has changed on the application and everything that needed to be completed has been.

IN A MOTION BY Mr. Stilson and seconded by Mr. Turri, it was voted to APPROVE the after the fact application for 278 West Side Road, Boy Scouts of America Housatonic Council, 20x30 storage building (existing wetlands permit). Motion carried.

5. **NEW BUSINESS:** None.

6. **AGENT DETERMINATION:**
   A. **51 Paxton Court, Gary Wartels -** 26-15W Convert an existing ground level porch under the existing deck into a four season room. The existing porch sits underneath a newly built deck and four season room. Three existing porch footers will be used adding one new Techno Post Helical Footing. No foundation will be poured. The project will be done within the existing land footprint. No new land is being used.

7. **INLAND WETLANDS ENFORCEMENT OFFICER REPORT:** The Commission reviewed report provided by Ms. Wright, and had a brief discussion on the herbicides used by the town.

   IN A MOTION BY Mr. Stansfield and seconded by Mr. Turri, it was voted to APPROVE the ZEO report dated September, 2026. Motion carried.

8. **CORRESPONDENCE:** CACIWC training was discussed and it was voted on to renew membership with CACIWC.

   IN A MOTION BY Mr. Stansfield and seconded by Mr. Stilson it was voted to renew membership with CACIWC. Motion carried.

9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**
   A. Ms. Wright will need to sign off on a new application then Ms. Lucas will write a letter to the Selectman.
   B. Herbicides were discussed in the ZEO report.
   C. The Fall Fest for October 3rd was discussed.

10. **ADJOURNMENT:**
    IN A MOTION BY Mr. Stansfield and seconded by Mr. Stilson to adjourn the meeting at 7:56pm. Motion carried.

Respectfully Submitted,

Lori Clinton, Commission Clerk

Received Oct. 5, 2026 @ 9:26 AM.

Attest: [signature]
Goshen Town Clerk

Total Fee: 135.00

Draft

TOWN OF GOSHEN, CT

42A North Street Goshen, CT 06756
860-491-2308 ext.232

File no: _____
Received: _____
Approved: _____
Denied: _____
Fee Paid: _____

APPLICATION FOR INLAND WETLANDS AND WATERCOURSES PERMIT

08/03/2026

Draft

Site Location 316 SHARON TURNPIKE Assessors Map 06 Lot 050 0A Zone _____

Total Parcel Acreage 1.12 Total Area of Wetlands Disturbance 0

Owner of Record YVON ABBEY & JONATHAN Tel: (H) 6174705265 (W) _____

Mailing Address 316 SHARON TURNPIKE GOSHEN, CT 06756

Email Address abbeyyvon@gmail.com

Applicant Richard Bette Tel: (H) _____ (W) _____

Mailing Address 310 Sharon Turnpike Goshen CT 06756

Email Address rbette.swc@gmail.com

Agent/Lessee Richard Bette Tel:(H) 8606018318 (W) _____

Mailing Address 310 Sharon Turnpike Goshen CT 06756

Email Address rbette.swc@gmail.com

To the Inland Wetlands and Watercourses Commission:

I, Rick Bette, hereby apply for an Inland Wetlands and Watercourses Permit, pursuant to Section(s) _____ of the Inland Wetlands and Watercourse Regulations for:

(describe proposed regulated activities)

Enclosure of existing deck, new deck, Mudroom entry

The undersigned hereby applies for an Inland Wetland and Watercourses Permit for the property described herein and confirms that:

1) He/She is familiar with the currently effective Inland Wetlands and Watercourse Regulations of the Town.
2) The statements and representation contained herein and in all supporting documents are true to the best of his/her knowledge.
3) By making this application, he/she gives permission to the Inland Wetlands and Watercourses Commission or its representative to enter the portions of the applicant's premises, which are the subject of this application for the purpose of inspection and investigation and otherwise evaluating the merits of the application.

YVON ABBEY & JONATHAN
Signature of Owner

Richard Bette
Signature of Agent/Lessee

Richard Bette
Signature of Applicant

PermitLink

Nature and Purpose of Project: Improvements to existing residence. Addition of a deck, 7X30 on piers Enclosing ex isting exterior stairway to include a mudroom entrance adjacent to existing garage. Enclosing existing deck

Applicant's Interest in Property: Representative

Is there a conservation or preservation easement on any part of this property? No

Total Property Acreage: 1.12 **Total Acreage of Development:** 402SF

Total Acreage of Wetlands on Site: 0 **Total Acreage Altered:** 0

Total Acreage of Open Water Body on Site: 0 **Total Acreage Altered:** 0

Total Linear Feet of Watercourses on Site: 0 **Total Linear Feet Altered:** 0

Total Buffer/Upland Review Area Altered: 402SF

Total Area of Wetlands and/or Watercourses Restored, Enhanced, or Created: 0

Were there prudent and feasible alternatives to the proposed wetland, watercourse, and upland review area alterations? No

If yes, what were they?

If no, why not? Improvements to existing building

Is this property within 500 feet of a town line? No

(If yes, the applicant must notify the adjacent municipal wetlands agency by certified mail, return receipt requested, on the same day of filing this application with the Inland Wetlands Commission/Land Use Office. Documentation of this notice shall be provided to the Commission.)

Does any portion of this proposed project fall within a Public Watershed Protection Zone (R-WP)? No

(If yes, the applicant must notify the Water Company by certified mail, return receipt requested, on the same day of filing this application with the Inland Wetlands Commission/Land Use Office. Documentation of this notice shall be provided to the Commission.)

APPLICATION TYPE: Basic Application (Lots: 0)

TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790
Phone (860) 489-0436 ♦ Fax (860) 496-8243 ♦ E-mail info@tahd.org ♦ Web www.tahd.org

"Promoting Health & Preventing Disease Since 1967"

Addition / Accessory Structure Application

This is not a building permit.
You must obtain a permit from the Building Inspector prior to any construction.

Yvon	316	Sharon Tpke	Goshen
Owner	Street #	Street Name	Town

310 Sharon Tpke	Goshen	CT	06756	
Mailing Address	Town	ST	Zip	Owner Telephone

rbette.swc@gmail.com	860-601-8318	1+AC
Email Address	Cell Phone	Lot Size

9 x 24	Rick Bette	William Colby
Dimensions of Addition	Information Supplied By	Septic System Designed By

Description of Addition: enclose existing porch, add mud room , change kitchen layout. Enclosing and connecting existing garage with second floor of home and to have bedroom and full bath.

The application **must** be accompanied by a **check** made payable to **TAHD** in the amount of:

ACCESSORY STRUCTURE : $35.00 **HABITABLE STRUCTURE: $55.00**
WELL AND SANITARY SEWER: $35.00 **CODE COMPLIANCE STUDY (B100a): $150.00**
(Returned Check Fee on any item: $35.00)

Application must be accompanied by a SKETCH (on back) showing the relative distances from the proposed addition/structure to the well and septic system. Sketch must be signed by applicant.

Signature of Applicant: Signature on file Application Date: 9/24/2026

TAHD USE ONLY BELOW LINE

☒ **APPROVED** ☐ **DENIED**

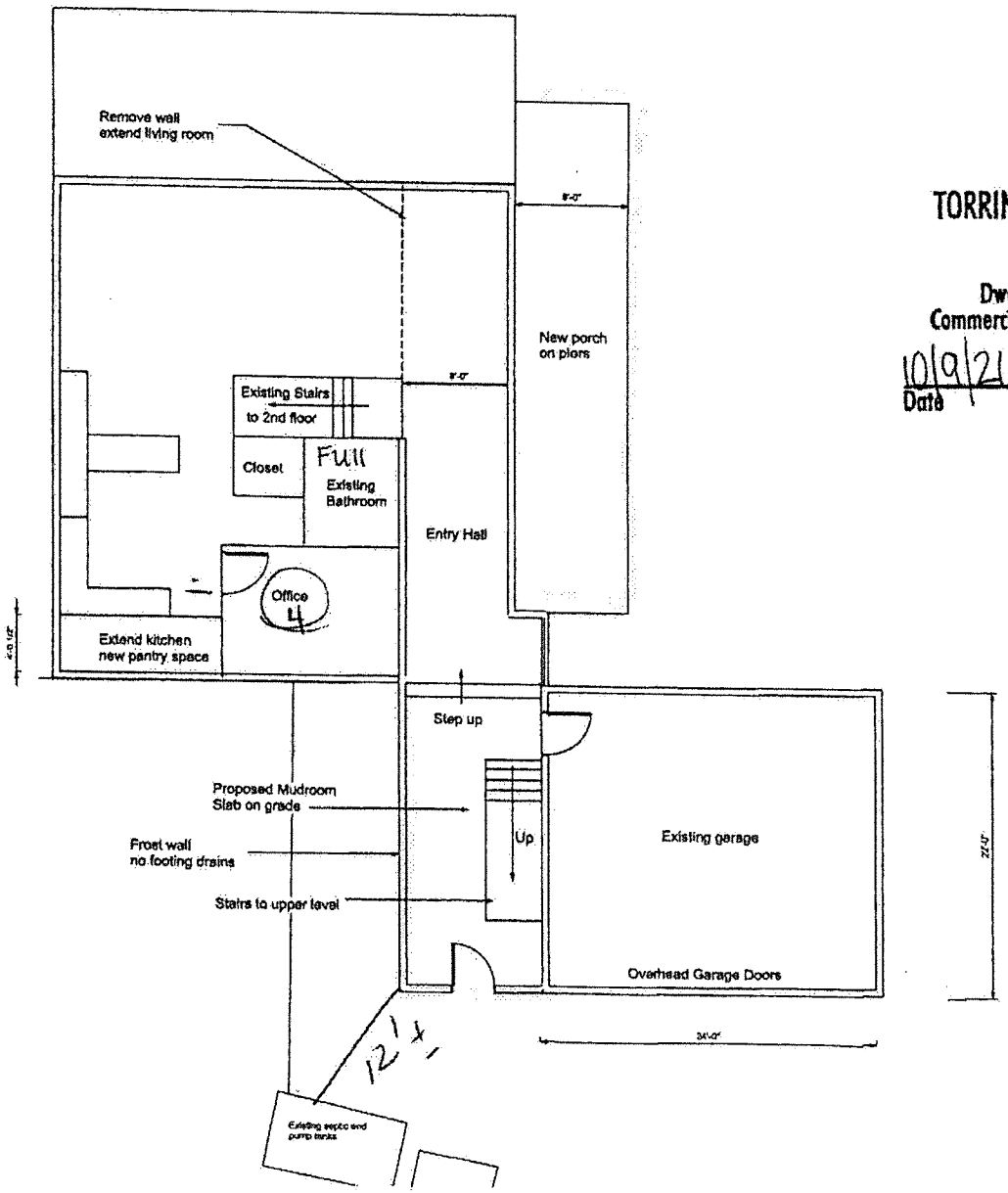
Existing Records? ☐ **Septic Permit Number:** ☐

☐ B100a study required ☐ field investigation

Remodeling interior of existing 3 bedroom home, to 4 bedrooms with existing 1250 gal septic tank. Existing 1100 gal pump chamber with existing float elevations has 37 gallons less than what is needed for emergency storage. Required 525 gal, provided 488 gals. B100a calculations on file for reserve area for 4 bedrooms. As built on file.

Sanitarian: Jessica Cranney Decision Date: 10/9/2026

TAHD is an equal opportunity provider and Employer



TORRINGTON AREA HEALTH DISTRICT

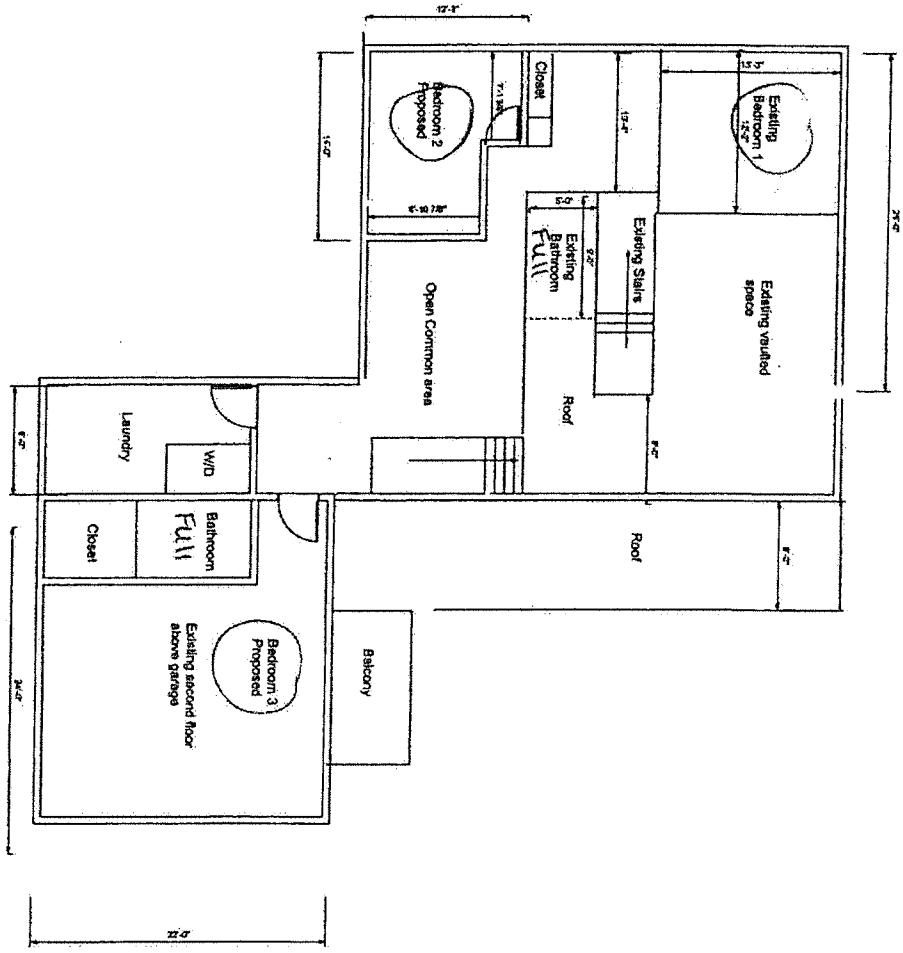
Basis for Septic System
Dwelling Containing 4 Bedrooms
Commercial Building Discharging ____ Gals/Day

10/9/20 Jessica Rainey
Date Signature

Yvon First Floor

31 sharon Tumpike/
156 Sandy Bay road

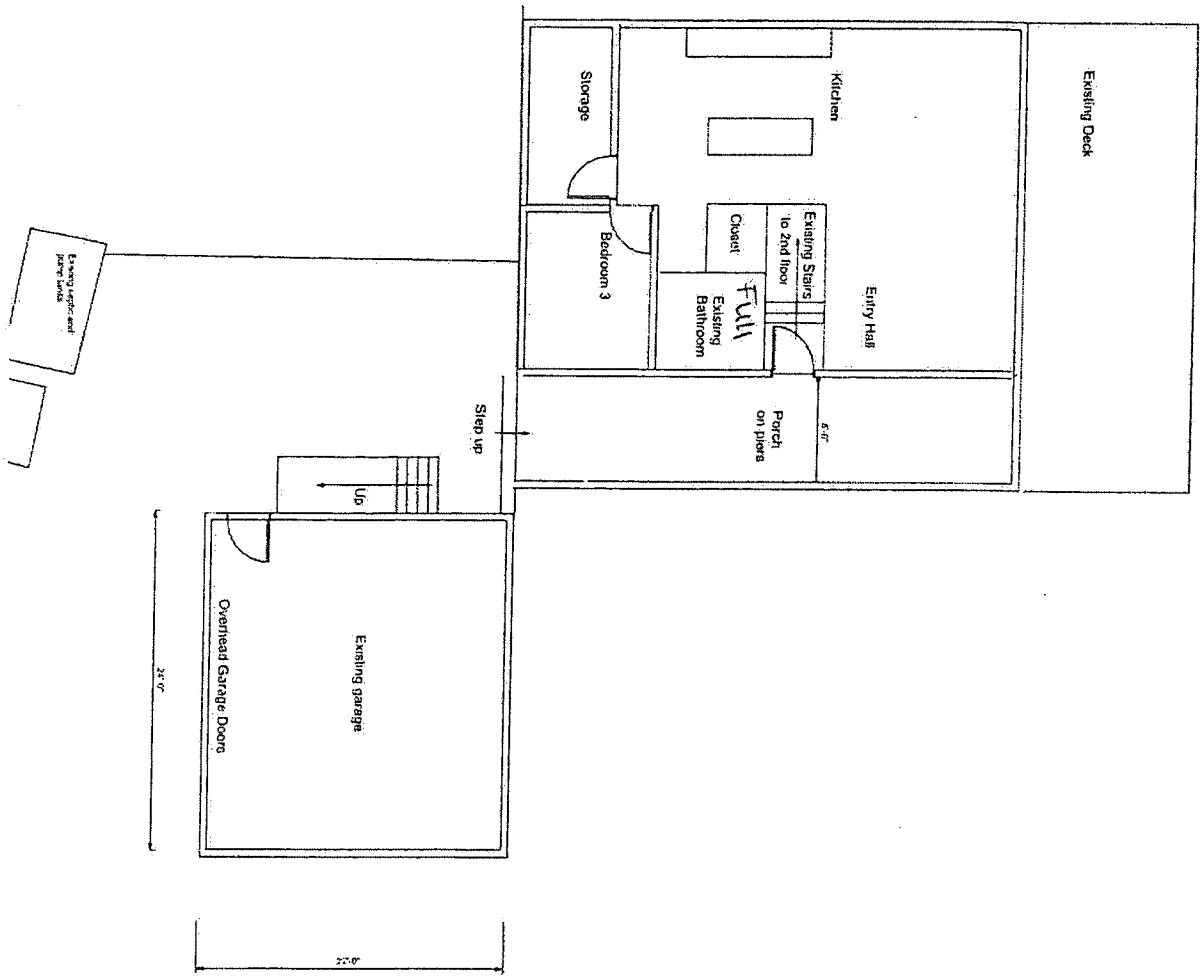
V1
Scale 1"=1'



V1

Yvon Renovation

316 Sharon Turnpike/156 Sandy beach road
Goshen CT

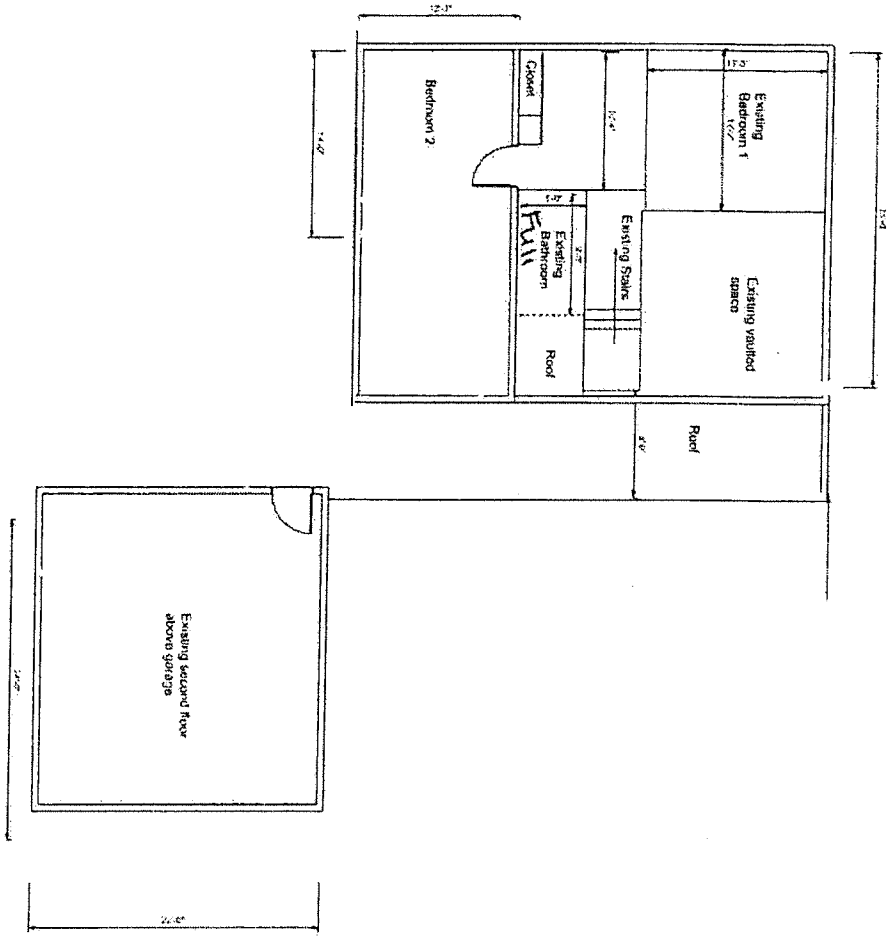


V1

Yvon First Floor

31 sharon Turnpike/
156 Sandy Bay road

Existing conditions

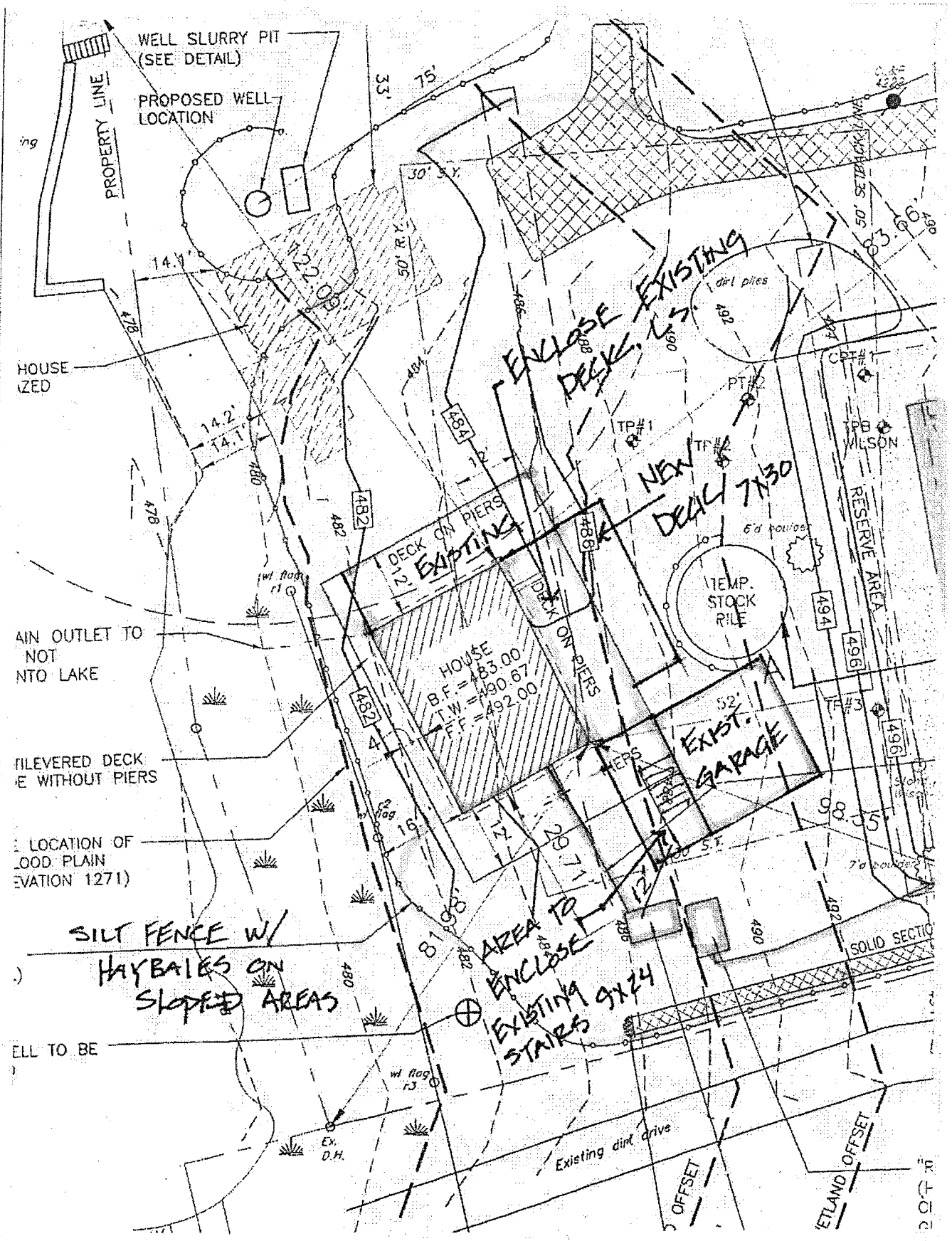


V1

Yvon Renovation

316 Sharon Turnpike/156 Sandy beach road
Goshen CT

Existing



316 Sharon Goshen Tpk, Goshen (AKA: 156 Sandy Beach Rd)

PERCOLATION TEST DATA

CEC PERCOLATION TEST 1 (CPT#1)
DEPTH: 17 INCHES
PRESOAK: NONE (SATURATED SOIL)

TIME	DEPTH TO WATER (IN.)	PERCOLATION RATE (MIN/IN)
0	8 1/2"	---
5	7 1/8"	6.00
10	7 7/16"	18.00
15	7 3/4"	18.00
20	8 1/16"	18.00
25	8 3/8"	15.00
30	8 3/8"	20.00
35	8 7/8"	20.00
40	9 1/8"	20.00
45	9 3/8"	20.00
50	9 5/8"	20.00
55	9 13/16	26.67

DESIGN CALCULATIONS

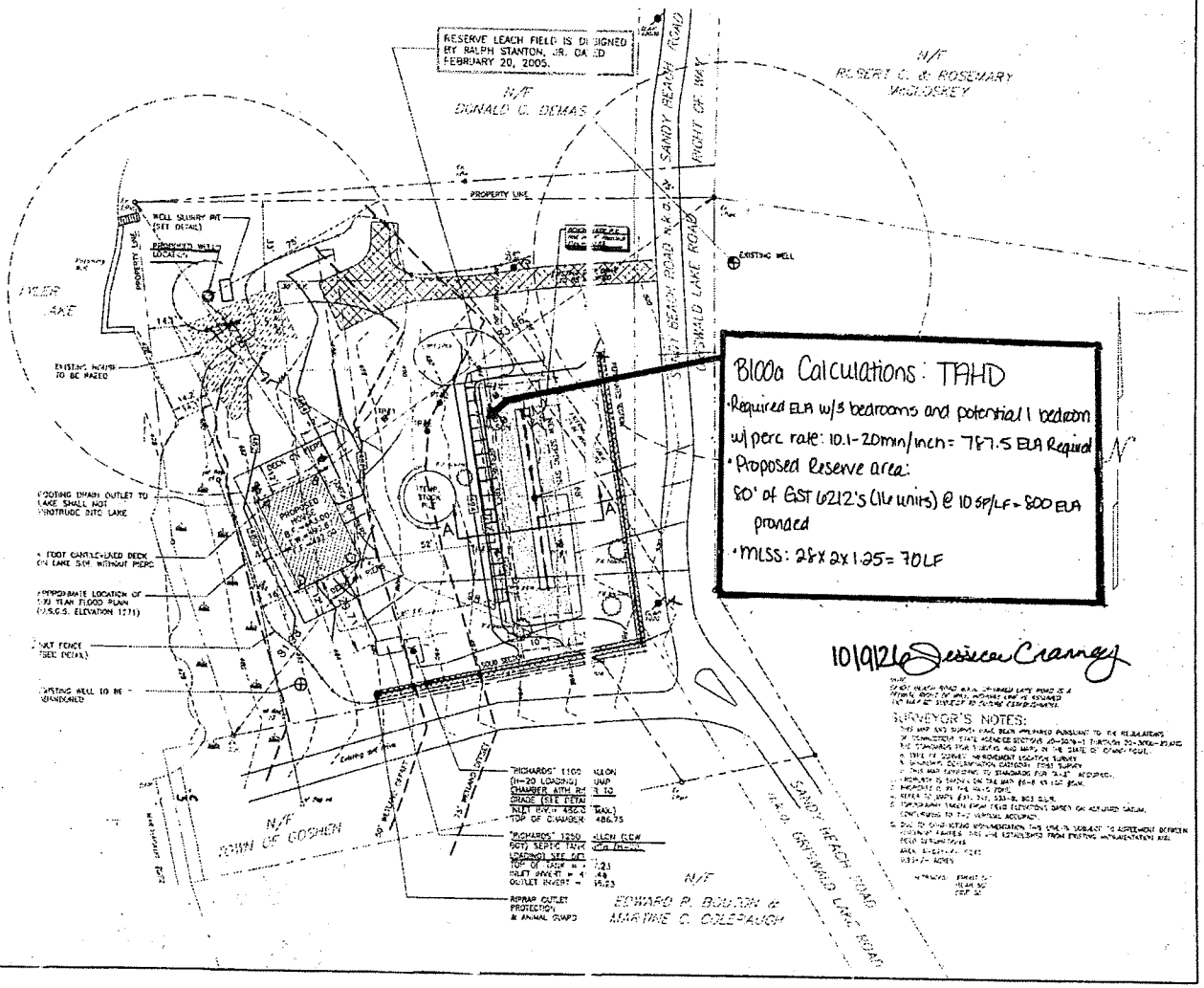
DESIGN BASIS = 3 BEDROOM
CORRECTION = 1.5
PERCOLATION RATE = 10.1 - 20 MIN./INCH
PERCOLATION FACTOR = 1.3
DEPTH TO RESTRICTIVE LAYER = 18 INCHES
SLOPE OF PROPERTY = 15%
HYDRAULIC FACTOR = 25
MLSS = 1.5x1.5x25 = 93 (FT)
MLSS PROVIDED = 98 (FT) (GEOMATRIX 6212)
LEACHING AREA REQUIRED = 535 SQ. FT.
LEACHING AREA PROVIDED = 600 SQ. FT.
93 FEET x 10 SQ. FT./ LIN. FT. = 930 SQ. FT.

SELECT SAND FILL REQUIREMENTS

SIEVE	% PASSING
#4	100%
#10	70%-100%
#40	10%-50%
#100	0%-20%
#200	0%-5%

DIMENSIONAL INFORMATION
EXISTING HOUSE FOOTPRINT = 948 SQ. FT.
EXISTING HOUSE OVERALL SIZE = 42' x 38'
EXISTING HOUSE DISTANCE TO PROPERTY LINE:
NORTH = 51.0'
EAST = 125.3'
SOUTH = 115.0'
WEST = 14.15'

PROPOSED HOUSE FOOTPRINT = 934 SQ. FT.
PROPOSED HOUSE OVERALL SIZE = 38' x 24'
PROPOSED HOUSE DISTANCE TO PROPERTY LINE:
NORTH = 102.45'
EAST = 114.0'
SOUTH = 48.22'
WEST = 43.42'



Bl00a Calculations: TAHD
- Required ELA w/3 bedrooms and potential 1 bedroom w/perc rate: 10.1-20min/inch = 787.5 ELA Required
- Proposed Reserve area:
80' of EST 6212's (1Lr units) @ 10 SF/LF = 800 ELA provided
- MLSS: 25 x 2 x 1.25 = 70LF

10/19/10 Jessica Cranney

SURVEYOR'S NOTES:

SPECIAL NOTE
SEE PLAN BY RALPH STANTON, JR. DATED FEBRUARY 25, 2005 FOR TEST PIT AND PERCOLATION TEST RESULTS.

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING 3-BEDROOM HOUSE, CONSTRUCTION OF A NEW 3-BEDROOM HOUSE, DRILLING OF A NEW WELL AND THE INSTALLATION OF CODE COMPLIANT SEPTIC SYSTEM.

THIS PLANS PRESENTS A RE-DESIGN, AT THE REQUEST OF THE HOMEOWNER, OF A PLAN PREPARED BY COLBY ENGINEERING. AS A RESULT THIS PLAN IS SIGNIFICANTLY BASED ON FIELD TESTING COMPLETED BY MR. RALPH STANTON. THIS PLAN WAS ALSO UTILIZED FOR BOUNDARY, TOPOGRAPHIC, AND STRUCTURE LOCATIONS. AS A RESULT PROPERTY BOUNDARIES SHOULD BE VERIFIED PRIOR TO BREAKING GROUND. CEC COMPLETED A PERCOLATION TEST IN THE AREA OF THE PROPOSED "PRIMARY" LEACHFIELD AND VERIFIED THE DESIGN PERCOLATION RATE UTILIZED ON MR. STANTON'S PLAN (i.e., 10 TO 20 MINUTES PER INCH) BASED ON THIS PERCOLATION RATE CEC PROPOSES THE FOLLOWING MODIFICATIONS:

1. REPLACE PROPOSED PRIMARY LEACHFIELD w/ 98 LINEAR FEET OF GEOMATRIX 6212
2. UTILIZE GRAVITY FLOW FROM HOUSE TO SEPTIC TANK.
3. PLACE PUMP CHAMBER AFTER SEPTIC TANK TO CONVEY GRAY WATER TO LEACHFIELDS.

CEC DOES NOT PROPOSE ANY MODIFICATION TO THE RESERVE LEACHFIELD DESIGN PROVIDED BY MR. STANTON SINCE THE DESIGN PERCOLATION RATE IN THIS AREA IS GREATER (i.e., 30 TO 45 MINUTES PER INCH).

ENGINEERING NOTES
1. BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SITE DEVELOPMENT PLAN COMPLETED BY RALPH STANTON, JR., P.E., R.S., S.S., AND RONALD MORATH, L.L.S. A FIELD BENCHMARK HAS BEEN PROVIDED ON THE MAP IN 14" HEMLOCK. ELEVATIONS TO BE FIELD VERIFIED PRIOR TO INITIATING CONSTRUCTION.
2. THE INSTALLATION CONTRACTOR MUST HAVE A VALID SUBSURFACE SEWAGE INSTALLERS LICENSE ISSUED BY THE STATE OF CONNECTICUT.
3. LEACHING TRENCH, CURTAIN DRAIN AND WELL MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO INITIATING CONSTRUCTION.
4. LEACHING TRENCHES MUST REMAIN 18 INCHES ABOVE THE RESTRICTIVE LAYER, WHICH WAS DETERMINED TO BE APPROXIMATELY 18 INCHES BELOW GRADE (form to play transition). CARE SHOULD BE TAKEN DURING REMOVAL OF TOPSOIL IN ORDER TO ENSURE REMOVAL OF SETTLEMENT RECEIVING LAYER (12 TO 22 INCHES BELOW GRADE). SELECT SAND SHOULD BE UTILIZED AS NECESSARY TO ENSURE AFOREMENTIONED 18-INCH SEPARATION DISTANCE.
5. AREA OF PROPOSED SEPTIC SHOULD REMAIN UNDISTURBED PRIOR TO INITIATING CONSTRUCTION OF LEACHING FIELDS.
6. SELECT SAND FILL MUST MEET SAND APPROVAL. APPROXIMATE VOLUME OF SELECT SAND IS 175 CUBIC YARDS. THE ESTIMATE DOES NOT INCLUDE COMPENSATION FOR THE SELECT SAND EXCAVATED FROM TRENCH AREAS (approximately 25 cubic yards).
7. HOUSE FOUNDATION IS TO BE EQUIPPED WITH FOOTING DRAINS. PRIMARY AND RESERVE SYSTEMS SHOWN ARE GREATER THAN 50 FEET UPGRADIENT.
8. SCARIFY SUBSOIL PRIOR TO PLACEMENT OF SELECT SAND. DO NOT OPERATE WHEELED EQUIPMENT ON SCARIFIED SOIL.
9. ALL SELECT SAND SHOULD BE PUT IN PLACE BY A TRACKED MACHINE AND COMPACTED EVERY FOOT.
10. COVER LEACHING SYSTEM WITH 6" TOPSOIL AND GRADE TO PROMOTE DRAINAGE.
11. PUMP CHAMBER DIMENSIONS ASSUME RICHARDS 1000 GALLON TANK (30 GAL. PER INCH). PUMP SETTINGS SHOULD BE ADJUSTED, IF AN ALTERNATE TANK IS USED, TO ENSURE +/-150 GALLONS PER PUMP CYCLE AND +/-300 GALLON RESERVE. PUMP TO BE MYERS 0.4 HP CAT ME40M11 OR EQUAL. RISERS TO BE EXTENDED TO GRADE TO ALLOW EASY ACCESS.
12. PRESSURE LINE SHOULD DRAIN BACK TO PUMP CHAMBER AT THE ENDS OF PUMP CYCLES IF FIELD CONDITIONS DO NOT PERMIT, PRESSURE LINES SHOULD HAVE A MINIMUM OF 48" OF COVER TO PREVENT FREEZING.
13. NO KNOWN WELLS EXIST WITHIN 75 FEET OF PROPOSED LEACHING SYSTEM. BUILDING TO BE SERVED BY A PRIVATE WELL. NO KNOWN LEACHING SYSTEMS EXIST WITHIN 75 FEET OF PROPOSED WELL.
14. UTILIZE SILT FENCE/HAYBALES AS NEEDED TO PREVENT SEDIMENT RUNOFF DURING ALL PHASES OF CONSTRUCTION.
15. NOTIFY TAHD PRIOR TO INITIATING CONSTRUCTION.
16. NOTIFY ENGINEER (491-9664) OF ANY CHANGES OR CONDITIONS WHICH AFFECT THE INSTALLATION AS SHOWN ON THIS PLAN.

CEC | Colby Engineering And Consulting, LLC
4 BRYMOOR COURT
GOSHEN, CONNECTICUT 06756
(860) 491-9664

DESIGNED BY : WCC
APP'D BY : WCC
DRAWN BY : NORTHWEST CAD
SCALE : 1"=20'
DATE : 7-29-2010
REVISION DATE : 8-17-2010
SEAL

WILLIAM C. COLBY

DESIGN OF SEPTIC SYSTEM REPAIR
FRANK E. & ARLENE J. McCARTHY
156 SANDY BEACH ROAD
GOSHEN, CT

PROJECT: 05-005
FIGURE 1

TOWN OF GOSHEN

42A NORTH STREET GOSHEN, CT 06756
PHONE (860) 491-2308 x 232 FAX (860) 491-6028

October 8, 2026

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ms. Carolyn Dewitz
359 East Hyerdale Drive
Goshen, CT 06756

RE: INLAND WETLANDS AGENT DETERMINATION - 26-16W, 359 East Hyerdale Drive - Redo decking and railings on 4 decks, building 2 new sets of stairs: 1 on back of the house and 1 on front of the house. Adding 1 12 inch footing on the front of the house by the garage.

Dear Ms. Dewitz:

As an authorized agent for the Inland Wetlands Commission of the Town of Goshen, I have authorized your request to conduct certain regulated activities. Your authorization is enclosed. Please read it carefully, as *all* construction or other work must conform to this authorization. Please stabilize the site within 30 days of completing any ground disturbance.

A legal notice will be posted in a newspaper having general circulation in Town on **Saturday, October 10, 2026**. Any person may appeal this decision to the Inland Wetlands Commission within 15 days of the publication date of the notice, and the Commission will then consider such appeal at its next regularly scheduled meeting provided such a meeting is no earlier than 3 business days after receipt by the Commission or its agent of such appeal. The Commission shall at its discretion sustain, alter, or reject the decision of its agent or require an application for a permit in accordance with Section 7 of the regulations.

Enclosed is a copy of the permit. No work should commence until 15 days after the publication date of the public notice. If you have any questions about the authorization, please contact me at 860-491-2308 ext 232. We will notify you at once if an appeal of this decision is received.

Sincerely,

Marissa L. Wright
Land Use Official
Inland Wetlands Agent
Enclosure

INLAND WETLANDS AGENT DETERMINATION

Carolyn Dewitz **Permit# 26-16W** **Date: October 8, 2026**

LOCATION OF ACTIVITY: 359 East Hyerdale Drive, Goshen CT

This authorization refers to your application to conduct regulated activities in the Town of Goshen and is ***valid for 5 years*** from the date of issuance. The Agent for the Inland Wetlands Commission has considered your proposed activity with due regard for the matters enumerated in the Inland Wetland regulations and has found that the proposed work, as specified and conditioned below, conforms to the purposes and provisions of said regulations.

This authorization constitutes the approval required per section 22a-42 of the Connecticut General Statutes, as amended.

The authorized activity consists of:
Redo decking and railings on 4 decks, building 2 new sets of stairs: 1 on back of the house and 1 on front of the house. Adding 1 12 inch footing on the front of the house by the garage.

The Agent approval is issued subject to the following conditions and/or modifications:

1. The permittee shall notify the Inland Wetlands Commission immediately upon the commencement of work and upon its completion. Work can not commence until 15 days after the date of publication of the legal notice on the Town of Goshen website authorizing the activity.

2. The conduct of the activity will have no greater than a minimal impact on any wetlands or watercourses. All work must be conducted outside of the wetlands or watercourses on site.

3. All work and all regulated activities conducted pursuant to this authorization shall 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 shall 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 or its Agent.

5. In evaluating this application, the Wetlands Agent 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 shall 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 shall immediately inform the Commission of any problems involving the wetlands or watercourses that have developed in the course of, or that are caused by, the authorized work.

7. No equipment or material including without limitation, fill, construction materials, or debris shall be deposited, placed, or stored in any wetland or watercourse on or off site.

8. The authorization 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 wetlands and watercourses.

9. If the activity authorized 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 shall 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 shall correct any such deficiencies within 24 hours of said deficiency being found. The permittee shall maintain such control measures until all areas of disturbed soils at the site are stabilized.

11. Erosion and sedimentation controls must be installed and inspected prior to construction.

12. The site must be stabilized **within 30 days** of completing any ground disturbance.

13. Work must be performed during a period where no rain is predicted.

Sincerely,

Marissa L. Wright
Land Use Official
Inland Wetlands Agent

CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES
QUARTERLY NEWSLETTER

Fall 2026 Volume XXX, Issue 4

CHANGE FROM NONCONFORMING HEMP OPERATION TO CANNABIS UPHELD BY COURT

The issue of whether the cultivation and processing of cannabis was a lawful continuation of the nonconforming cultivation and processing of hemp was answered in the affirmative by a Superior Court judge. The zoning board of appeals had reached the opposite conclusion based upon the reasoning that since Connecticut law treated hemp and cannabis differently, then the change of processing and cultivating hemp to cannabis would amount to a change of use.

The property in question had been used for the manufacture of tobacco products, a use no longer permitted at the site. When the use of the property was changed to the cultivation and processing of hemp, the town's zoning enforcement officer found this to be a continuation of the existing nonconforming tobacco activity. An opposite finding was made when the change was to be from hemp to cannabis.

The court found that the zoning board's sole reliance on the different treatment the law applied to cannabis and hemp was an insufficient basis to find that the processing and cultivation of cannabis could not be a lawful extension of the existing nonconforming use. Instead, the board should have determined whether the change from hemp to cannabis changed the character of the use. In this case, the processing was identical except that the end product would have a differing concentration of THC. *Lasa Extract LLC v. Zoning Board of Appeals, 355 Conn. 426 (2026).*

WHAT IS A MATERIAL CHANGE OR INTENSIFICATION OF USE

A zoning permit was approved to allow for certain changes to an approved special exception use. The permit holder wanted to make some interior changes to a building on the property. Neighbors appealed the issuance of the permit to the zoning board of appeals on the issue of whether the zoning permit violated a condition of approval for the special exception. This condition stated that 'there shall be no material change to the approved use or intensification of any use'.

On appeal, the question before the court was whether the changes allowed by the zoning permit resulted in an intensification or material change to the use approved by the special exception. The court refused to apply the legal analysis for whether a nonconforming use had expanded or intensified. The reason was that a nonconforming use is a use not permitted by the zoning regulations while a special exception use is an approved use. This resulted in a less strict analysis.

For purposes of determining whether a special exception use had

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materially changed or intensified, the court applied the standard that for there to be a material change, the change in use must be significant to such a degree that the commission would change its mind as to whether it would approve the special exception. Similarly, intensification is equated to mean growing stronger.

Interior changes to a building did not amount to a material change or intensification as the type of use would not change. For example, the number of people working at the building would not increase. *Markatos v. Zoning Board of Appeals, 355 Conn. 143 (2026).*

APPLICANT CANNOT ALWAYS BE REQUIRED TO PAY COMMISSION'S ATTORNEY FEES

Connecticut General Statutes Sec. 8-1c provides that a municipality can establish a schedule of fees for the processing of land use applications. This fee schedule is established by ordinance and can require an applicant to pay the reasonable fees for consultants with land use expertise hired by the land use agency. The question raised in this case was whether the commission's attorney qualified as a consultant with land use expertise so that the applicant could be required to pay his fees.

Without evidence that there were any legal issues presented to the commission which required his legal expertise, the attorney's fees fell outside of this statute and the municipal fee ordinance. The application before the commission concerned a special permit for a home occupation. The legal issue presented by the application could have been addressed by the commission and its staff in the court's opinion. *Sherman Building Design LLC v. Planning & Zoning Commission, DBD-CV-25-6055215 (7.16.2026).*

TIME-TESTED INTERPRETATION OF REGULATONS

The owner of a nonconforming private golf club sought approval to construct tennis courts on its property. The applicable zoning regulation stated in part that permitted uses included unilluminated tennis, basketball and other outdoor sports courts. The application was denied by the Commission based on its long-held interpretation of this regulation that tennis courts, as well as other listed permitted uses such as swimming pools, patios, generators and accessory buildings are only permitted as accessory uses to a permitted use. Since the golf course was a nonconforming use, the application was denied.

On appeal, the Court found that the Commission's interpretation of the zoning regulations whereby certain listed uses were permitted solely as accessory uses to a permitted use followed long standing policy of the Commission. When reviewing a land use agency's application of a zoning regulation, courts afford considerable weight to a board's

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reasonable time-tested interpretation of a zoning regulation. *Washington Club Inc. v. Zoning Commission, LLI-CV-25-6040494 (4.27.26).*

REDUCTION IN NONCONFORMITY MAY NOT JUSTIFY VARIANCE

It has been long established that the reduction of a nonconforming use to a less nonconforming use constitutes an independent ground for granting a variance. This includes the situation when the overall nonconforming nature of a property would be reduced. Doubt has now been imposed on this rule.

An application for 6 variances was approved by a zoning board of appeals on the basis that the overall nonconforming characteristics of the property would be reduced. Older nonconforming structures would be removed and replaced by new structures, such as a swimming pool, that while nonconforming as to location were more in conformity with setback requirements than the old structures.

In reviewing this decision on appeal, the Court ruled that since the new structures created new nonconformities, the variances could only be approved upon a showing of unusual hardship. This decision has been appealed to the Appellate Court. *Connecticut River Gateway Commission v. Zoning Board of Appeals, MMX-CV-24-6042449.*

BUILDING PERMIT VALID FOR 9 YEARS

A Superior Court confirmed that any open building permit 9 years old or older is deemed closed pursuant to Connecticut General Statutes Sec. 29-265(c). Prior to the enactment of this law, a building permit could remain open indefinitely provided that work under the permit was not stopped for a continuous period of 180 days. *Lunney v. Palkimas, FST-CV-23-6061948 (3.31.26).*

ANNOUNCEMENTS

Workshops

Four hours of Commissioner training must be completed once every four years or once each term of a commissioner. At the price of $185.00 per session for each agency attending, our workshops are an affordable way for your board to 'stay legal'. **Email us at contact.cfpza@gmail.com to schedule a workshop.**

ABOUT THE EDITOR

Steven Byrne is an attorney with an office in Farmington, Connecticut. A principal in the law firm of Byrne & Byrne LLC, he maintains a strong focus in the area of land use law and is available for consultation and representation in all land use matters both at the administrative and court levels.

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TOWN OF GOSHEN, CONNECTICUT

Inland Wetlands & Watercourses Commission

42A North Street, Goshen, CT 06756 · (860) 491-2308 · landuse@goshenct.gov

FOR COMMISSION USE ONLY	
DATE RECEIVED	APPLICATION NO.
DATE OF DECISION	EXPIRATION DATE
DETERMINATION	

APPLICATION FOR A PERMIT TO CONDUCT A REGULATED ACTIVITY — FORM IWWC-1

Filed pursuant to the Inland Wetlands & Watercourses Act, C.G.S. §§ 22a-36 through 22a-45, and the municipal Inland Wetlands & Watercourses Regulations.

APPLICATION TYPE **Basic Application** FILING FEE **$135.00** as selected in § 4

1 APPLICANT INFORMATION

APPLICANT NAME

INTEREST IN PROPERTY: Owner, lessee, purchaser

PROFESSION / ROLE: Agent, soil scientist, atto

MAILING ADDRESS

CITY / TOWN | STATE | ZIP CODE

TELEPHONE | EMAIL

2 PROPERTY OWNER INFORMATION

☐ Same as the applicant named at left.

OWNER NAME

MAILING ADDRESS

CITY / TOWN | STATE | ZIP CODE

TELEPHONE | EMAIL

3 PROJECT SITE LOCATION & PARCEL DETAILS

STREET ADDRESS OF SUBJECT PROPERTY

ASSESSOR MAP | BLOCK | LOT | ZONING DISTRICT | TOTAL PARCEL AREA (ACRES)

200 ft **Goshen regulates all activity within 200 feet of any wetland or watercourse — the "upland review area." Work proposed in this zone requires Inland Wetlands Commission review.**

INSTRUCTIONS TO THE APPLICANT

Before filing, review the Town of Goshen Inland Wetlands & Watercourses Regulations and speak with the Wetlands Enforcement Officer to determine whether your project is a regulated activity. Complete all sections in ink or type and attach the documents listed in Section 7; incomplete applications will not be accepted for review. The filing fee (Section 4) must accompany the application, together with three (3) full-size sets of maps and three (3) complete sets of all application materials. File in person at the Town Office or upload through the Town's online permitting portal, Permitlink, at permitlinkonline.com/csp/goshen. The required site plan must show all wetlands and watercourses and the 200-foot upland review area in relation to the proposed work, the property lines and existing structures, the location and dimensions of the proposed work, the limits of disturbance, material stockpile areas, and erosion & sedimentation controls. An application the Commission deems a **significant activity** will require a public hearing. **The Commission meets the first Thursday of each month at 7:15 p.m. at Town Hall.**

4 APPLICATION TYPE & FILING FEE

Select one application type. Fees are set by the Commission's adopted fee schedule — amounts may be adjusted below. The total updates automatically.

APPLICATION TYPE		FEE
(●) Basic Application	$	135
( ) Permit Extension / Transfer	$	135
( ) Agent Determination	$	135
( ) Declaratory Ruling	$	10
( ) Subdivision — base $ 170 + $ 100 × 0 additional lots		= $170.00
( ) After-the-Fact Activity	$	235
TOTAL FILING FEE DUE		**$135.00**

Fee amounts include the State of Connecticut fee (C.G.S. § 22a-27j), except the Declaratory Ruling. Make checks payable to the Town of Goshen.

DECLARATORY RULING — REQUEST FOR DETERMINATION (complete only if requesting a declaratory ruling)

STATE THE DETERMINATION REQUESTED OF THE COMMISSION AND THE FACTS SUPPORTING IT

e.g., whether the proposed activity is a regulated activity requiring a permit...

AFTER-THE-FACT ACTIVITY — WORK ALREADY CONDUCTED (complete only if the regulated activity has already begun)

DESCRIBE THE REGULATED ACTIVITY ALREADY CONDUCTED AND ITS CURRENT CONDITION

DATE WORK COMMENCED

DATE DISCOVERED / REPORTED

REASON THE WORK PROCEEDED WITHOUT A PERMIT & PROPOSED RESTORATION / CORRECTIVE MEASURES

5 DESCRIPTION OF PROPOSED ACTIVITY & SITE IMPACT

DESCRIBE THE PROPOSED REGULATED ACTIVITY IN DETAIL

Nature and purpose of the work, methods, sequence, and equipment to be used...

ESTIMATED START DATE

ESTIMATED COMPLETION DATE

ALTERNATIVES CONSIDERED & REASONS THE ACTIVITY CANNOT BE LOCATED ELSEWHERE

PROPOSED MITIGATION, EROSION CONTROLS & RESTORATION MEASURES

SITE IMPACT & WETLAND PROXIMITY

DISTANCE TO WETLAND AT CLOSEST POINT (FT)

EXISTING IMPERVIOUS COVERAGE (SQ FT)

PROPOSED IMPERVIOUS COVERAGE (SQ FT)

MATERIAL BROUGHT TO SITE (CU. YD.)

MATERIAL REMOVED FROM SITE (CU. YD.)

MATERIAL RELOCATED ON SITE (CU. YD.)

Will construction equipment traverse the wetland or watercourse? ☐ Yes ☐ No

Will trenching occur within the wetland (utilities, drainage)? ☐ Yes ☐ No

EQUIPMENT TO BE USED ON SITE

STOCKPILE LOCATION & PROTECTION DURING CONSTRUCTION

TOPOGRAPHY OF THE LOT RELATIVE TO ON-SITE WETLANDS / WATERCOURSES

6 WETLANDS & WATERCOURSES AFFECTED

Indicate each resource type present on or adjacent to the site and the area affected. Areas must be verified by a soil scientist where required.

RESOURCE TYPE	PRESENT	AREA OF DISTURBANCE (SQ FT)
Inland wetland (hydric soils)	☐	sq ft
Watercourse — perennial or intermittent	☐	sq ft
Pond, lake, or open water	☐	sq ft
Vernal pool	☐	sq ft
Upland review area (regulated buffer)	☐	sq ft

7 REQUIRED ATTACHMENTS

- ☐ Site development plan (stamped, to scale)
- ☐ Soil scientist wetland delineation report
- ☐ Erosion & sedimentation control plan
- ☐ List of abutting property owners
- ☐ Deed or evidence of property interest
- ☐ Location / vicinity map
- ☐ Written narrative of proposed activity
- ☐ Stormwater management / drainage report
- ☐ Letter of authorization (if filed by agent)
- ☐ Application filing fee (see Section 4)

8 CERTIFICATION & SIGNATURES

I certify that the information in this application and all accompanying documents is true and accurate to the best of my knowledge and belief, and that submitting false or misleading information is grounds for denial of this application or revocation of any permit. I grant the Commission and its authorized agents permission to enter the subject property to inspect it in connection with this application.

☐ I have reviewed the Town of Goshen Inland Wetlands & Watercourses Regulations applicable to this application.

SIGNATURE OF APPLICANT _____ DATE _____

SIGNATURE OF PROPERTY OWNER (IF DIFFERENT) _____ DATE _____

FOR COMMISSION USE ONLY — DO NOT WRITE BELOW THIS LINE

Determination: ◯ Not a regulated activity ◯ Significant activity — public hearing required

◯ Permit granted ◯ Permit denied

DATE OF RECEIPT _____ DATE OF DECISION _____ EXPIRATION DATE _____

APPLICATION / PERMIT NO. _____ AUTHORIZED SIGNATURE _____ TITLE _____

TOWN OF GOSHEN, CONNECTICUT

Conservation & Wetlands Educational Series

MANAGING INVASIVE SPECIES RESPONSIBLY

A Guide to Safe, Targeted Herbicide Use & Wetland Protection

THE THREAT TO GOSHEN'S WATERSHEDS & WHY HERBICIDES ARE SOMETIMES NEEDED

Goshen's scenic brooks, vernal pools, and pristine marshlands are among our town's most valuable ecological assets. However, these delicate wetland habitats face an ongoing threat from aggressive, non-native invasive plants. When left unmanaged, invasives degrade water quality, choke native plant life, and eliminate food and nesting areas for local wildlife.

Why Responsible Herbicide Use Is Essential

While mechanical methods (such as machine cutting with a mower or weed eater, hand-pulling and digging) work well for small annual and perennial weeds, they often fail completely against aggressive, deep-rooted perennial invaders. In fact, cutting or tilling invasive perennials without chemical control often shatters their rhizomes, multiplying the infestation across wetlands and waterways.

A judicious, targeted application of herbicide provides distinct advantages:

- **Complete Root Mortality:** Translocating systemic herbicides kill the entire underground root network, preventing vigorous resprouting.
- **Minimal Soil & Bank Disturbance:** Unlike excavation, targeted spraying or stem-painting leaves soil and stream banks intact, drastically cutting down on erosion and sedimentation.
- **Long-Term Chemical Reduction:** One or two well-timed, precision applications can knock down an infestation, eliminating the need for repeated disturbance or heavy chemical use over decades.

Spotlight on Goshen's Most Detrimental Wetland Invaders

1. Japanese Knotweed (Fallopia japonica)

- **The Plant:** A fast-growing hollow-stemmed perennial resembling bamboo, capable of growing over 10 feet tall with broad, shield-shaped leaves and lacey late-summer white flowers.
- **Why It Harms Goshen's Wetlands:**
  - **Erosion Hazard:** Knotweed dies back in winter, leaving stream banks and roadside ditches exposed to freeze-thaw erosion and seasonal runoff.
  - **Rhizome Networks:** Roots penetrate up to 10 feet deep and 60 feet wide, easily cracking pavement, damaging culverts, and destabilizing watercourses.
  - **Monoculture Danger:** Even tiny root fragments carried down brooks or spread by mowers will root and create dense, impenetrable colonies that crowd out native dogwoods, willows, and ferns. This invader can become so thick that it can destroy nesting and basking habitat for turtle species.

2. Common Reed (Phragmites australis)

- **The Plant:** A towering wetland grass reaching 12 to 15 feet in height, crowned with dense, purplish-brown feathery seed plumes in late summer.
- **Why It Harms Goshen's Wetlands:**
  - **Hydrological Disruption:** Phragmites forms thick, dense mats of above-ground stalks and sub-surface rhizomes that alter natural water levels, trap silt, and dry out shallow wetland pools.
  - **Loss of Wildlife Habitat:** It crowds out native cattails and sedges, destroying the nesting and foraging grounds of amphibians, waterfowl, and marsh birds.
  - **Fire Hazard:** Thick stands of dead winter stalks create extreme fuel loads adjacent to wetland margins and residential boundaries.

IMPORTANT TOWN NOTICE

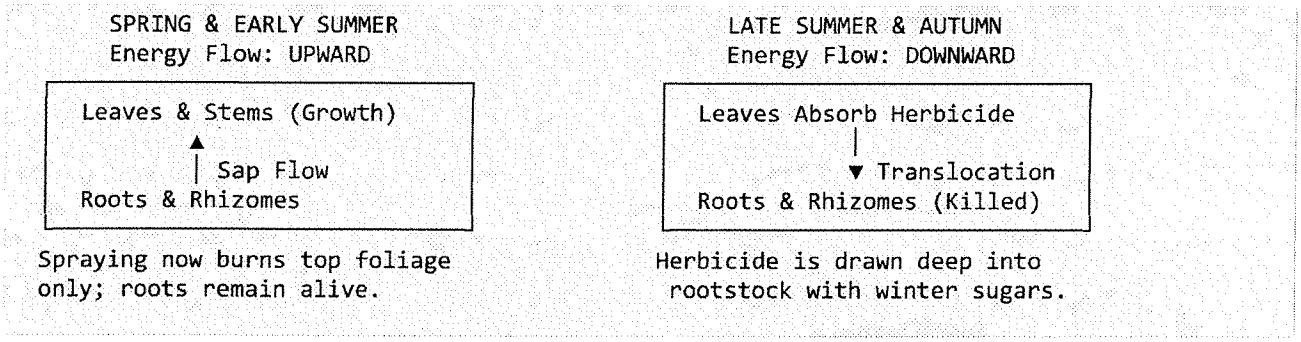
Activities within Goshen's inland wetlands, watercourses, or within their 200-foot Upland Review Area may require approval from the Goshen Inland Wetlands & Watercourses Commission. Applications near open water also require permits from the CT Department of Energy & Environmental Protection (CT DEEP). Always verify before applying.

TIMING, BEST PRACTICES & STEP-BY-STEP APPLICATION

Achieving effective control while using the smallest possible quantity of chemical comes down to understanding plant biology: **Timing and physical preparation are everything.**

The Secret to Minimum Herbicide Use: The Fall Timing Window

Many property owners spray weeds in spring or mid-summer, but this is the **least effective** and most wasteful approach. In spring, plants push sap and energy **upward** from their roots to produce stems and foliage. Surface herbicides applied at this time rarely reach root systems, leading to rapid re-sprouting and repeated chemical use.



- **The Fall Translocation Window:** In late summer through autumn (typically August until the first killing frost), perennial invasives begin preparing for dormancy. They actively draw carbohydrates and nutrients down from their leaves into their roots.
- **Maximum Impact:** Applying systemic herbicide during this active downward draw pulls chemical directly into the heart of roots, killing the plant at its source.

The "Cut-and-Regrowth" Strategy: Less Product, Higher Control

Never spray mature, 10-to-15-foot stands of knotweed or Phragmites directly. It wastes expensive product, causes non-target overspray, and increases chemical runoff risks.

Step 1: Pre-Treatment Cut (Mid-Summer)

- Cut, mow, or weed-whack the stand to ground level **4 to 8 weeks prior** to your planned fall application (typically late June to mid-July).
- *Disposal:* Do not compost clippings near wetlands or waterways. Allow cut canes to dry completely on a tarp away from water, and if you can, place them into the trash to avoid spreading seeds or root fragments.

Step 2: Allow Controlled New Regrowth

- Allow plants to sprout new, tender growth until they reach roughly knee height (1-2 feet tall).
- This young regrowth features vibrant, porous leaves that absorb herbicide far more efficiently than mature, leathery summer foliage.

Step 3: Precision Target Application (Fall)

- Because the plant's surface area and biomass have been dramatically reduced, you will use **up to 75% less chemical product** to achieve total coverage.
- Have a licensed pesticide applicator apply systemic product (such as an aquatic-approved glyphosate or triclopyr formulation) using a low-pressure backpack wand or direct sponge/stem application to prevent drift onto native vegetation.

Best Management Practices (BMPs)

1. **Use Aquatic-Approved Formulations:** Standard weed killers often contain surfactants that are toxic to frogs, salamanders, and fish. In wetland buffer zones, always select products specifically approved for aquatic environments.
2. **Watch the Weather:** Only spray on calm days (wind under 5 mph) with no rain forecast for at least 24 to 48 hours. This prevents atmospheric drift and water wash-off.
3. **Personal Safety:** Always wear protective eye protection, chemical-resistant gloves, long sleeves, and waterproof footwear during mixing and application.
4. **Follow Up:** Knotweed and Phragmites can take two to three seasons of spot-touchups to completely eradicate. Monitor treated patches every spring.

Local Contacts & Resources

- **Goshen Public Works Department** 38 Torrington Road | Mailing: 42A North Street, Goshen, CT 06756 Phone: (860) 491-6029 | Fax: (860) 491-6036
  Consult regarding rights-of-way, town drainage easements, and culvert management.
- **Goshen Inland Wetlands & Watercourses Commission** Goshen Town Hall, 42A North Street, Goshen, CT 06756 Phone: (860) 491-2308 ext. 232 | Website: goshenct.gov
  Consult regarding regulated activities within wetlands, watercourses, and 200-foot Review Area.
- **Connecticut Invasive Plant Working Group (CIPWG)** Guidance on species identification, native replacement plantings, and regional management: *Website: cipwg.uconn.edu*
- **CT DEEP Pesticide Management Program** Information on aquatic herbicide permits and licensed professional contractors: *Website: portal.ct.gov/DEEP*



Japanese knotweed -*Britannica*



Phragmites -*Wikipedia*

PROTECT YOUR HOME, PETS, & WILDLIFE

A Neighborhood Guide to Safe, Poison-Free Rodent Control

The Silent Threat in Our Backyards

When mice or rats find their way into our garages, crawlspaces, or kitchens, we want them gone fast. But the most common quick fix—chemical rodenticides (rat poison)—comes with a heavy, hidden cost.

These highly toxic chemicals do not kill instantly. A poisoned rodent can wander around your yard for days, carrying a lethal dose of poison directly into the path of neighborhood pets and local wildlife.

By choosing **Poison-Free Rodent Control**, you can protect your family, your pets, and the beautiful birds and animals that share our neighborhood.

The Domino Effect in Our Neighborhood

1. Our Pets: A Heartbreaking Risk

Dogs, cats, chickens and other farm animals are curious by nature and love to explore yards and woodlands.

- **The Danger:** Pets can easily find and eat toxic bait blocks and pellets, or they can catch and eat a slow-moving, poisoned rodent.
- **The Impact:** Secondary rodenticide poisoning in pets can cause severe internal bleeding requiring thousands of dollars in emergency veterinary care and can tragically be fatal.

2. Backyard Wildlife: Poisoning Our Best Helpers

Nature already has a highly effective pest control system.

- **The Danger:** Owls, hawks, eagles, foxes, and other animals rely on rodents for food.
- **The Impact:** When they eat poisoned rodents, these majestic predators are weakened or killed. A single family of owls can eat up to 3,000 rodents a year—losing them *increases* the rodent population in our neighborhood!

3. Our Kids: Toddlers and Toxins

Poisons placed in and around the home are an inherent safety hazard for our youngest family members.

- **The Danger:** Colorful bait pellets can look like candy to toddlers playing in the yard, garage, or under crawlspaces.
- **The Impact:** Rodenticides are a leading cause of accidental pediatric pesticide exposures reported to poison control centers nationwide every year.

Fast Facts for Homeowners

- **Slow Death, Long Poison Chain:** Modern rat poisons (Second-Generation Anticoagulants) remain in a rodent's system for months. A single rodent can consume a lethal dose multiple times, making it a highly toxic "poison pill" for any animal that catches it.
- **Widespread Contamination:** Environmental studies show that **over 85%** of tested wild birds of prey (like hawks and owls) in suburban neighborhoods have rat poison in their systems.
- **The Rebound Effect:** Poisons only treat the symptom, not the cause. If you don't seal your home and clean up food and water sources, new rodents will simply move in to replace the dead ones, trapping you in a costly, endless cycle of chemical use.

Smarter, Safer Alternatives for Your Home

Keeping your home rodent-free doesn't require dangerous chemicals. You can achieve long-term, safe results with these simple steps:

1. Clean Up the Buffet (Sanitation)

- **Secure the Trash:** Keep all household garbage in bins with tightly fitting, lockable lids.
- **Manage Bird Feeders:** Birdseed is a primary attractant for rodents. Use seed catchers under feeders, sweep up fallen seed daily, or bring feeders indoors at night.
- **Bring Pet Food Inside:** Never leave dog or cat food bowls outside overnight. Store bulk pet food and birdseed in chew-proof metal containers. Buy automated feeders for farm pets that close at night.
- **Dry Up Water:** Fix leaky outdoor spigots, garden hoses, and AC condensation lines. Turn over empty flowerpots or buckets that collect rainwater. Do not leave pet waterers out at night.

2. Seal Them Out (Exclusion)

- **Mind the Gaps:** Rodents can squeeze through tiny spaces (mice can fit through a hole the size of a dime!). Use steel wool and caulk or concrete patch to seal gaps around outdoor pipes, vents, and foundation cracks.
- **Protect Doors & Crawlspaces:** Install heavy-duty weather stripping and metal kick-plates on garage and exterior doors. Ensure crawlspace and attic vents are covered with sturdy metal hardware cloth (wire mesh).

3. Welcome Natural Predators

- **Install an Owl Box:** Encourage nature's finest rodent hunters to nest nearby by installing a simple owl nesting box high up in a backyard tree.
- **Adopt an Indoor Cat:** Shelters are overrun with loving cats who need good homes. An added benefit is free mouse control!

4. Choose Safe, Repellants and Humane Trapping

- **Repellants can help deter rodents!**
- **Enclosed Snap Traps:** If you must trap, use classic wooden snap traps placed *inside* locked, pet-safe boxes. This ensures mice are killed instantly and humanely, while keeping curious paws safe.
- **Electronic Traps:** These battery-powered traps deliver a quick, humane, high-voltage shock and keep the dead rodent out of sight until you empty it.
- **Avoid Glue Traps:** Glue boards cause prolonged suffering and frequently trap non-target wildlife like songbirds, snakes, and small beneficial animals. These are not recommended.

Let's Keep Our Community Safe & Wild!

Every step you take to eliminate poisons makes our neighborhood safer for kids, pets, and the local wildlife we love.

For more tips on wildlife-friendly rodent control, or to find local poison-free pest control services, contact your local Conservation District.

THINK OUTSIDE THE BOX

The Hidden Risks of Rodenticides & Smarter Solutions for Commercial & Municipal Properties

The Silent Threat in Our Properties

For years, Second-Generation Anticoagulant Rodenticides (SGARs) have been the go-to quick fix for rodent control. However, these highly toxic chemicals do not stop at their target. They persist in the environment, creating a cascade of unintended, costly, and dangerous secondary impacts.

As property owners, board members, and municipal leaders, you have the power to protect your investments, your community, and the local ecosystem by transitioning to **Integrated Pest Management (IPM)**.

The Domino Effect: Secondary Impacts

1. Wildlife: Poisoning Our Best Natural Defense

Rodenticides do not kill instantly. A poisoned rodent can survive for several days, becoming easy prey.

- **The Risk:** Birds of prey (owls, hawks, eagles), foxes, bobcats, and coyotes consume these poisoned rodents.
- **The Impact:** Secondary poisoning weakens or kills these natural predators. A single family of barn owls can consume up to 3,000 rodents a year; losing them actually *increases* rodent populations over time.

2. Pets: A Constant Liability

Commercial and public properties are often shared with community members and their pets.

- **The Risk:** Bait stations can be damaged, or poisoned rodents can wander into public areas before dying.
- **The Impact:** Dogs and cats frequently ingest bait directly or eat poisoned rodents, leading to severe illness, expensive emergency veterinary bills, and potential liability issues for property management.

3. People: Public Health & Safety

Poisons deployed in public spaces always carry inherent risks of human exposure.

- **The Risk:** Accidental ingestion or contact, particularly by young children in parks, housing and school areas, or commercial courtyards.
- **The Impact:** Thousands of accidental rodenticide exposures are reported to poison control centers annually, presenting significant public relations and legal risk for municipalities.

Hard Facts for Decision-Makers

- **Persistence:** Modern rodenticides (SGARs) can remain in an animal's liver for months, meaning a single rodent can carry a lethal dose for predators.
- **Bioaccumulation:** Studies have found rodenticide residues in over **80-90%** of tested birds of prey and wild carnivores in urban/suburban interfaces.
- **Ineffectiveness:** Relying solely on poisons creates a "rebound effect"—without addressing the root cause, new rodents will quickly replace the dead ones, creating an endless cycle of chemical purchases.

The Smarter Path: Prevention & Alternatives

Transitioning to Integrated Pest Management (IPM) focuses on long-term prevention and structural solutions that are safer, highly effective, and economically sustainable.

1. Sanitation (Remove the Attraction)

- **Eliminate Food Sources:** Require regular rinsing of outdoor food containers and implement wildlife-proof waste bins.
- **Cut Off Water:** Repair leaking indoor and outdoor pipes, AC condensation lines, and eliminate standing water.
- **Strict Waste Management:** Ensure commercial dumpster areas are kept spotless and tightly sealed.

2. Exclusion (Lock Them Out)

- **Seal the Gaps:** Seal any openings larger than 1/4 inch (the size of a dime) using steel wool, concrete, or heavy-duty metal mesh.
- **Door Sweeps:** Install durable metal brush door sweeps on all exterior commercial doors.

3. Protect & Recruit Natural Predators

- **Install Raptor Platforms:** Put up owl boxes and raptor perches around municipal areas to encourage natural, free rodent control.

4. Smart, Humane Trapping & Monitoring

- **Use commercial repellants**
- **Non-Toxic Snap & Electronic Traps:** Utilize modern, enclosed snap traps or high-voltage electronic traps that kill instantly and humanely without chemicals.
- **Smart Monitoring:** Transition to digital, non-toxic sensor-based monitoring systems that alert maintenance staff immediately when a pest enters a trap, reducing manual inspection hours.

Make the Switch Today!

Protect your property value. Guard your community. Support local wildlife!

Town of Goshen
42A North Street
Goshen, CT 06756

INLAND WETLANDS COMMISSION
2027 REGULAR MEETING SCHEDULE

The Inland Wetlands Commission meets on the first Thursday of every month at 7:15PM via Zoom virtual meeting, link found on Town of Goshen website and in the Town Hall Conference Room, 42 North Street, Goshen, as noted monthly on posted agenda.

Regular meetings dates for 2027 are as follows:

January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027
October 7, 2027
November 4, 2027
December 2, 2027

Respectfully submitted,

Lori Clinton
Commission Clerk