

**Town of Goshen
Inland and Wetlands Commission
Regular Meeting Minutes
Thursday, July 11, 2024 7:15PM**

Present: Tom Stansfield, Dante Malanca, Ray Turri, Lorraine Lucas, Andy Savage, Matt Wheeler and Devin Stilson.

Excused:

Others: Spencer Musselman, Brian Baker, and Jason Dismukes

1. CALL MEETING TO ORDER: Mr. Stansfield called the meeting to order at 7:15PM. The meeting was conducted in person at Goshen Town Hall.

2. READING OF THE MINUTES: The minutes of the regular meeting of June 6, 2024 were reviewed by the Commissioners.

MOTION by Mr. Turri and seconded by Mr. Stilson, it was VOTED to accept the minutes from the June 6, 2024 regular meeting, Lorraine Lucas abstained Motion carries.

3. OLD BUSINESS:

- A. Kurt Krotz, 124 Sandy Beach Road, Excavation and earthwork in the upland regulated area and tear down and replace existing dwelling: New site development plan was presented (revised date of 6/10/24) indicating new rip rap only on the property owned by applicant; gray water discharge has been plumbed to the holding tank; spoils pit was added; Mr. Stansfield stated his concerns have been answered and fixed.

MOTION by Mr. Turri and seconded by Mr. Stilson, it was VOTED to Approve the application for Kurt Krotz, 124 Sandy Beach Road, Excavation and earthwork in the upland regulated area and tear down and replace existing dwelling. Motion carries.

- B. Jesse Hertzberg, 36 East Hyerdale Drive, Renovation of existing home, increase surface area of driveway and additional stormwater management: Brian Baker spoke on application. Ian Cole was hired to flag the wetlands as requested and were found to run down the northern property line from the front yard; Catch basin and water flow were discussed; should only be working in review area for only a week (timeline discussed); Mr. Musselman did a site walk with the owner and was satisfied with the plan and for safety reasons the new driveway plan is best.

MOTION by Mr. Turri and seconded by Ms. Lucas, it was VOTED to Approve an application for Jesse Hertzberg, 36 East Hyerdale Drive, Renovation of existing home, increase surface area of driveway and additional stormwater management. Motion carries.

4. NEW BUSINESS:

- A. William Colby for Craig Simons, Turkey Hollow Lane Map 08 Lot 016 00 - Development of property within the upland regulated area with a single family home, detached barn, onsite septic system, well and driveway: Mr. Musselman did a review of the application and has walked the site. Very wooded lot, driveway, old small

structure; Mr. Stansfield, looks like everything in review area and asked if health district had given approval, Mr. Musselman will check. Short discussion was held on the map.

MOTION by Mr. Turri and seconded by Mr. Stilson, it was VOTED to Accept the application for William Colby for Craig Simons, Turkey Hollow Lane Map 08 Lot 016 00 - Development of property within the upland regulated area with a single family home, detached barn, onsite septic system, well and driveway. Motion carries.

- B. William Colby for Richard and Kim Delaurie, Hageman Shean Road Map 06 Lot 009 00, Development of building lot with single family home, septic, sell, driveway:** Mr. Musselman did a review of the application and has not done a site walk yet. It was noted that half of the house was in the wetlands review area and was asked if they had considered moving it out of it since it appears they can; map was reviewed. Mr. Stansfield would like a possible alternative to move the house for the next meeting.

MOTION by Mr. Turri and seconded by Mr. Stilson, it was VOTED to Accept the application for William Colby for Richard and Kim Delaurie, Hageman Shean Road Map 06 Lot 009 00, Development of building lot with single family home, septic, sell, driveway. Motion carries.

5. AGENT DETERMINATION: Mr. Musselman did a review of 223 Wellsford Drive, Agent Determinations.

6. INLAND WETLANDS ENFORCEMENT OFFICER REPORT: Mr. Musselman did a review of his attached IWC Activities Report dated July 11, 2024.

MOTION by Mr. Turri and seconded by Mr. Stilson, it was VOTED to accept the Enforcement Officer Report dated July 11, 2024. Motion carries.

7. CORRESPONDENCE: None

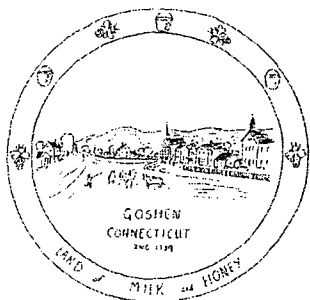
8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

9. ADJOURNMENT: **MOTION by Mr. Turri to adjourn the meeting at 7:48PM. Motion carries.**

Respectfully Submitted,

Lori Clinton, Commission Clerk

Received July 15, 2024 10:44 AM
Attest [Signature]
Asst. Goshen Town Clerk



TOWN OF GOSHEN

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PHONE 860 491-2308 x 232 FAX 860 491-6028

Spencer Musselman, Zoning and Inland Wetlands Enforcement Officer

TO: Goshen Inland Wetlands Commission
FROM: Spencer Musselman, ZEO/IW Enforcement Officer
SUBJECT: IW Activities Report for June
DATE: 7/11/24

Kurt Krotz, 124 Sandy Beach Road – Excavation and earthwork in the upland regulated area and tear down and replace of existing dwelling. Existing seasonal cottage will be razed and rebuilt as a two story 4 season dwelling. Application has received ZBA and TAHD approval. At the June meeting the Commission requested that the gray water discharge into the lake cease. Gray water from the new dwelling will be discharged into the septic and a well will be drilled. The Commission also requested that a well spoils pit be added and is now shown on the plans with the revision dated 6/10. Commissioners also had concerns regarding the proposed changes to the existing seawall. These concerns were discussed with J. Dismukes at our 6/18 site visit, and he indicated that he would meet with the homeowners to discuss this issue and make any necessary changes. Subject to clarification with the seawall concerns, I recommend the Commission approve the application.

Jesse Hertzberg, 36 East Hyerdale Drive – Renovation of existing home, increase surface area of driveway and additional stormwater management. Application is to extend existing garage, increase the width of the driveway to facilitate easier maneuvering, and install a stormwater management system. All work is in the front plane of the home. As of the last meeting I conducted a site visit with the homeowner and Civil 1. Wetland delineation was conducted, and wetlands were found on the North side of the driveway where the Cultec system was proposed to be located. Plan has been modified to keep all improvements to the South side of the driveway except for the proposed front porch. The updated plan minimizes any potential impact to the wetlands, and I recommend the Commission approve the application.

Craig Simons, Turkey Hollow Lane – Application is for the development of the building lot with a new dwelling, detached barn, septic, well, and driveway. Septic, barn, and dwelling are entirely within the regulated area. Portions of the driveway are within the regulated area. I conducted a site visit and met with Mr. Colby. I recommend the Commission accept the application.

Richard & Kim Delaurie, Hageman Shean Road – Application is for the development of the building lot with a new dwelling, septic, well and driveway. Portions of the proposed dwelling and driveway are within the regulated area. Septic is entirely within

the regulated area. I met with Mr. Colby to discuss the application; however, I have not conducted a site visit yet. I will schedule this ahead of next month's meeting. I recommend the Commission accept the application.

Agent Determinations:

Micheal Van Wicklen, 223 Wellsford Drive – Extend pre-existing pipe at the south side of the property. Met with the applicant at the property. Discussed the extension of existing gutter drains to reduce lawn flooding. No direct impact to the wetlands. Trenches will be filled with crushed stone, regraded, and then stabilized with seed and hay. Issued agent determination as it is not a significant activity.

Permits:

Issued 24-14W to Boritz, 243 West Hyerdale Drive.

Issued 24-15W to Bibro, 84 Wellsford Drive.

Issued 24-16W to Bank, 27 West Hyerdale Drive.

Issued 24-17W to Budney, 610 North Street.

Issued 24-18W to Van Wicklen, 223 Wellsford Drive.

Received July 15, 2024 10:43AM
Attest 
Asst. Goshen Town Clerk