

**Town of Goshen
Inland and Wetlands Commission
Regular Meeting Minutes
Thursday, November 6, 2025 7:15PM**

Present: Lorraine Lucas, Ray Turri (Z), Matt Wheeler, Dante Malanca, Devin Stilson, Adam Andrusia, and Gary Stango Sr. (Z=Zoom A=Alternate)

Excused:

Others: Spencer Musselman, Gary Stango Jr., and Mike Cegan.

1. CALL MEETING TO ORDER: Ms. Lucas called the meeting to order at 7:16PM. The meeting was conducted in person at Goshen Town Hall and Zoom.

2. PUBLIC HEARING: None

3. APPROVAL OF THE MINUTES: The minutes of the regular meeting of August 7, 2025 and Special Meeting on October 15, 2025 were reviewed by the Commissioners as written.

MOTION by Mr. Stilson and seconded by Mr. Malanca, it was VOTED to approve the minutes from the August 7, 2025 regular meeting as written. Motion carries.

MOTION by Mr. Stilson and seconded by Mr. Turri, it was VOTED to approve the minutes from the October 15, 2025 special meeting as written. Mr. Andrusia abstained. Motion carries.

4. OLD BUSINESS:

- A. Gary Stango Jr, 54 Bare Hill Road, after the fact application for adding a land bridge with culvert pipe for animal crossing between pastures over the wetlands area: Mr. Stango Jr. presented photos and drawing; indicated that the 18 feet of culvert is for animals, tractor crossing and that he will be putting in fencing; it is at the narrowest part with the least amount of flow; he showed the property line and town culvert; he was asked if cars will be on bridge and said no; Mr. Musselman asked why he did not apply for the culvert pipe and Mr. Stango Jr. thought it fell under right of use and covered under the original permit he received November 2024; Chairman Lucas thought that 18 feet seemed like a lot for animal crossing and that the application was only for animal crossing; Mr. Musselman thinks that the application needs to be delayed until corrected application is received with the following: needs to state after the fact, equipment to be added to use of the culvert and fencing; Mr. Stilson seem to think it looked like people had been crossing it to which the applicant said primary use will be for animals; Mr. Stilson would like a clear picture of where the fencing is going.

MOTION by Mr. Stilson and seconded by Mr. Wheeler, it was VOTED to take no action for application Gary Stango Jr. 54 Bare Hill Road, after the fact application for adding a land bridge with culvert pipe for animal crossing between pastures over the wetlands area until application updated with after the fact, add tractor to use of culvert, and fencing. Mr. Stango Sr. abstained. Motion carries.

5. NEW BUSINESS:

- A. Richter & Cegan Inc. for Lazaros and Maria Nikeas, 411 Milton Road, extension request: Mr. Cegan is requesting extension of deadline for Phase 1; the permit was transferred to new owners, but the new design and bid will not be completed in time to meet the current deadline; the meditation between the two parties has moved the house further out of the regulated area.

MOTION by Mr. Stilson and seconded by Mr. Turri, it was VOTED to extend Phase 1 from November 1, 2025 to July 1, 2026 for the application Richter & Vegan Inc. for Lazaros and Maria Nikeas, 411 Milton Road . Motion carries.

- B. David Schmidt, 210 East Hyerdale Drive, permit transfer and extension request for permit 17-11-02W: Original permit will be expiring and falls under the Covid extension. It needs to be transferred from Greenview Building & Design Co. Inc. to David Schmidt and permit expiration date will be 11/17/2031.

MOTION by Mr. Turri and seconded by Mr. Stilson, it was VOTED to transfer permit 17-11-02W to David Schmidt and extend permit to 11/17/2031 for application David Schmidt, 210 East Hyerdale Drive, permit transfer and extension request for permit 17-11-02W. Motion carries.

MOTION by Mr. Stilson and seconded by Mr. Wheeler, it was VOTED to add Martin Connor for Rajiv and Jennifer Wadehra, 200 East Hyerdale, shoreline stabilization due to ice damage and erosion. Motion carries.

- C. Martin Connor for Rajiv and Jennifer Wadehra, 200 East Hyerdale, Shoreline stabilization due to ice damage and erosion: Mr. Musselman spoke with Mr. Connor and let him know they need more information for the next meeting.

MOTION by Ms. Lucas and seconded by Mr. Turri, it was VOTED to accept the application for Martin Connor for Rajiv and Jennifer Wadehra, 200 East Hyerdale, shoreline stabilization due to ice damage and erosion. Motion carries.

6. AGENT DETERMINATION:

- A. David Schmidt, 210 East Hyerdale Drive, installation of stone steps, approximately 50' from shoreline: Mr. Musselman did a review of the permit and that it was issued at the end of September.

7. INLAND WETLANDS ENFORCEMENT OFFICER REPORT: Mr. Musselman did a review of his attached IWC Activities Report dated November 6, 2025.

MOTION by Mr. Stilson and seconded by Mr. Malanca, it was VOTED to Accept the Enforcement Officers Report dated November 6, 2025. Motion carries.

8. CORRESPONDENCE: Emails from Michael Leonard and Sarah Leonard and Family were read into the record.

9. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

- A. Section 4.1 permitted uses of right:** Chairman Lucas presented a Agricultural Permit Questionnaire with some changes; a fee was discussed and Mr. Musselman indicated they cannot charge fee for as of right use, but can when its after the fact, 22A-42G was discussed as well; Commissioners all agreed they need to stay in their lane, however to determine agricultural use they may need to ask questions that do not pertain to them; apology for after the fact is not acceptable and bonds were discussed; Chairman Lucas is going to clean up the questionnaire and make adjustments.
- B. 2026 Calendar:** Calendar presented to Commission.

MOTION by Ms. Lucas and seconded by Mr. Stilson, it was VOTED to Approve the 2026 Calendar as presented. Motion carries.

10. ADJOURNMENT: **MOTION by Mr. Stilson and seconded by Mr. Wheeler to adjourn the meeting at 7:59PM. Motion carries.**

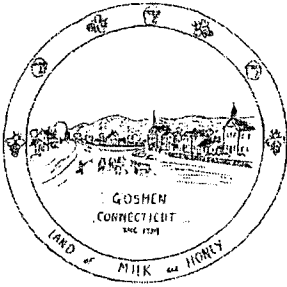
Respectfully Submitted,


Lori Clinton,

Commission Clerk

Received Nov. 10, 2025 @ 2:12 P.M.

Attest Barbara Z. Breen
Goshen Town Clerk



TOWN OF GOSHEN

42 NORTH STREET- GOSHEN, CT 06756-0187
PHONE 860 491-2308 x 232 FAX 860 491-6028

Spencer Musselman, Zoning and Inland Wetlands Enforcement Officer

Inland Wetlands Agent Report : November 6th, 2025

54 Bare Hill Road, Gary Stango Jr. - Application is for the after-the-fact installation of a culvert pipe / land bridge to connect two pastures. Review of IW Permit #24-33W (approved November of 2024) found that the culvert was not included in the application and therefore not approved by the Commission. At the 10/15/25 meeting the IWC requested Mr. Stango provide the following information: picture of culvert pipe, drawing, construction narrative that includes the type of fill used. This application does not also include a request to park vehicles in either pasture, both of which contain upland review area. I recommend the Commission does not act on the application until all required items requested at the 10/15/25 meeting are received.

411 Milton Road, Richter & Cegan – Request is for an extension of the timeframe in which to complete the Phase 1 restorations from 11/1/25 to 7/1/26. I spoke with Bill Weckman of Ritcher and Cegan regarding the permit for 411 Milton Road earlier this week. They've submitted an extension request letter for the start of Phase 1 of the permit. The property changed hands this past summer and due to a mediation agreement with the HOA they've moved the homesite out of the regulated area and significantly reduced the scope of work. The new owners seem eager to start the work and have engaged structural engineers to design retaining walls for the driveway (outside of the regulated area) so that equipment can safely be brought down the hill to begin work in the spring. I recommend the Commission approves the extension request.

210 East Hyerdale Drive, David Schmidt – Request is for a permit transfer new property owner David Schmidt and an extension to 11/17/31. Original permit was approved on 11/17/17 and an extension for up to 14 years from the original approval date is permissible as per Section 22a-42a-g-(2) of the Connecticut General Statutes so long as there is no substantial change in circumstances surrounding the permit. I recommend the Commission approves the permit transfer and extension request with the original conditions issued on 11/17/17.

200 East Hyerdale, Martin Connor on behalf of Rajiv & Jennifer Wadehra – Needs to be added to the agenda at the beginning of the meeting. The application is for shoreline stabilization due to ice damage and erosion. I recommend the Commission accept the application and requests a construction narrative including a list of materials to be used be submitted for the next meeting.

Permits:

- **IW Permit# 25-10W** – Issued via agent approval to David Schmidt for the placement of stone steps approximately 50' from the shoreline. No direct disturbance to the lake

Enforcement Issues: *Copies of both letters are enclosed.*

- **35 School Hill Road** – I've met with Mr. Grusauskas back in July and informed him that while a mechanical permit was issued by the Building Official that the tanks couldn't be removed or replaced until appropriate approvals were received from the IWC and PZC. On 10/8/25 I followed this up with a letter reiterating this conversation as I was told, by several members of the public, that the work was slated to occur later that month. Mr. Grusauskas told me on 10/8 that this was not the case and work wasn't planned to begin until the spring. I will continue to monitor the situation. Before any work can be done the property owner will have to apply for all appropriate permits from the IWC, PZC, and the Building Office.

- **54 Bare Hill Road** – At the 10/15/25 meeting the IWC instructed the property owner, Gary Stango Jr., to apply for an after-the-fact permit for the parking of vehicles within a regulated area during a separate discussion regarding an after-the-fact permit application for the installation of a culvert / land bridge over a watercourse to connect two pastures. The most recent permit issued in November of 2024 IW Permit #24-33W was issued expressly for the creation of a pasture area within the regulated area, there was no mention or approval of parking contained within this permit. Accordingly, such activities have been conducted in violation of the Goshen Inland Wetlands Regulations. As the property owner did not submit the after-the-fact permit application as requested and directed a notice of violation was sent out directing the property owner to:

1. Discontinue any further activity within the regulated inland wetlands area.
2. Stabilize (seed and hay) any disturbed areas within 100' of the regulated wetlands.
3. Provide a written reply to this notice within thirty (30) days, explaining the nature of the work and why no permit was obtained from the Goshen Inland Wetlands

Commission.

4. File an After-the-Fact Inland Wetlands Application. The application is available online at www.goshenct.gov, and must be completed using Goshen's Online Permitting System - <https://www.goshenct.gov/inland-wetlands-and-water-courses-commission/pages/land-use-online-permitting-system-guidelines>.

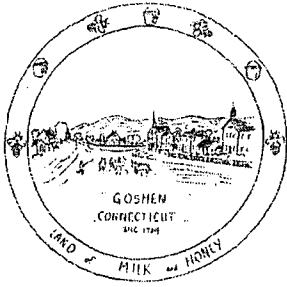
5. Appear before the Goshen Inland Wetlands Commission at their next scheduled meeting Thursday, December 4, 2025 at 7:15 pm. The meeting will be held in person at Town Hall and via Zoom.

Inspections:

- **205 E. Hyerdale Drive** – Met with the property owner on-site and discussed improvements that needed to be made to site conditions and erosion controls.
- **213 W. Hyerdale Drive** – Met with contractor to discuss stormwater issues on the property and to discuss a plan to address. An application is being prepared and is anticipated to be received sometime this winter.
- **210 East Hyerdale Drive** – Met with M. Connor and the property owner to discuss an agent approval to add stone steps to get from an existing patio to the lawn more than 50' from the lakeshore.
- **101 W. Hyerdale Drive** - Met with contractor R. Manchester for a final inspection. The site is now stabilized and a compliance letter will be issued.
- **411 Milton Road** - Spoke with project lead Bill Cegan to discuss the extension request to complete Phase 1 remediation. Structural engineers have been engaged to design retaining walls outside of the review area so that equipment can be safely brought down hill to begin work on Phase 1 in the spring.

Respectfully submitted,

**Spencer Musselman
Land Use Official**



TOWN OF GOSHEN

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

CERTIFIED MAIL RETURN RECEIPT REQUESTED

October 8, 2025

Attn: Peter Grusauskas
Goshen Enterprises
PO Box 215
Goshen, CT 06756

RE: 35 School Hill Road - Fuel Tanks

Dear Mr. Grusauskas:

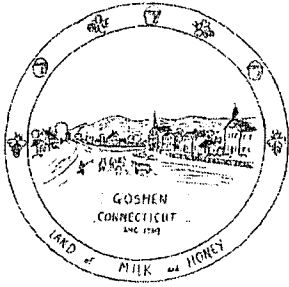
As per our meeting on site in July and our conversation this morning 10/8/25, **no work or removal of equipment, including fuel tanks, can occur until approvals have been received from the Inland Wetlands Commission and from the Zoning Enforcement Officer.** Wetlands and zoning applications can be found on the Town Website through Permitlink. Wetlands applications need to be submitted by the Tuesday before the meeting to ensure they are on the agenda.

It is my understanding, from our conversation this morning, that this work is not scheduled to begin until Spring of 2026. If that schedule changes please contact the Land Use Office.

Respectfully,

Spencer Musselman
Land Use Official
Inland Wetlands Agent / ZEO

cc: Lorraine Lucas Wetlands Chair, Chris Zibell Goshen Building Official, Todd Carusillo First Selectman.



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

INLAND WETLANDS VIOLATION NOTICE

Via Certified Mail and email

November 5, 2025

Gary A Stango, Jr.
54 Bare Hill Road
Goshen, CT 06756

Re: 54 Bare Hill Road, regulated Inland Wetlands activities – vehicle parking within a regulated area without permits. Failure to apply for an after-the-fact permit as directed on 10/15/25.

Dear Mr. Stango:

At their October 15th, 2025 meeting the Inland Wetlands Commission instructed you to apply for an after-the-fact permit for the parking of vehicles within a regulated area during a separate discussion regarding an after-the-fact permit application for the installation of a culvert / land bridge over a watercourse to connect two pastures.

Any activity within 100' of a regulated wetland requires review by the Goshen Inland Wetlands Commission. Such work constitutes a regulated activity pursuant to Section 6.1 of the Town of Goshen Inland Wetlands Regulations. Connecticut General Statutes Sections 22a-36 through 22a-45 requires that a permit be obtained prior to conducting regulated activities affecting inland wetlands and watercourses. A review of our records indicate that no such permit was issued for the work described. The most recent permit 24-33W was issued expressly for the creation of a pasture area within the regulated area, there was no mention or approval of parking contained within this permit. Accordingly, such work has been conducted in violation of the Goshen Inland Wetlands Regulations.

You are hereby directed to:

1. Discontinue any further activity within the regulated inland wetlands area.
2. Stabilize (seed and hay) any disturbed areas within 100' of the regulated wetlands.
3. Provide a written reply to this notice within thirty (30) days, explaining the nature of the

work and why no permit was obtained from the Goshen Inland Wetlands Commission.

4. File an After-the-Fact Inland Wetlands Application. The application is available online at www.goshenct.gov. and must be completed using Goshen's Online Permitting System - <https://www.goshenct.gov/inland-wetlands-and-water-courses-commission/pages/land-use-online-permitting-system-guidelines>.
5. Appear before the Goshen Inland Wetlands Commission at their next scheduled meeting Thursday, December 4, 2025 at 7:15 pm. The meeting will be held in person at Town Hall and via Zoom.

The issuance of this Notice of Violation shall not delay or bar an action pursuant to Section 22a-44(b) of the General Statutes. If you have any questions, please contact me at 860-491-2308 Ext. 232 or via email at landuse@goshenct.gov.

Sincerely,

Spencer Musselman
Zoning & Wetlands Enforcement Officer

Cc: Inland Wetlands Commission