

**Town of Goshen
Inland and Wetlands Commission
Regular Meeting Minutes
Thursday, January 8, 2026 7:15PM**

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

Excused:

Others: Spencer Musselman, Osvaldo Desouza, John Raad and Martin Minnella.

1. CALL MEETING TO ORDER: Ms. Lucas called the meeting to order at 7:15PM. 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 December 4, 2025 and special meeting December 18, 2025 were reviewed by the Commissioners. December 18, 2025 correction: 2. A. 228 North Goshen Road should be 225 North Goshen Road.

MOTION by Mr. Stilson and seconded by Mr. Malanca, it was VOTED to approve the minutes from the December 4, 2025 regular meeting as written. Motion carries.

MOTION by Mr. Stansfield and seconded by Mr. Stilson, it was VOTED to approve the minutes from the December 18, 2025 special meeting with corrections. Motion carries.

4. OLD BUSINESS:

A. 225 North Goshen Road, Show Cause Hearing Continued: Upon the opening of the show cause hearing, each Commissioner did a review of qualifications and time on the Board. Upon noticing some technical difficulties and Mr. Turri being disconnected the meeting was paused at 7:21pm to fix connection/sound issues. The meeting resumed at 7:30pm via the clerk's laptop. Attorney Raad spoke on the Cease and Desist notice. The property has recently been purchased and they were not aware of any illegal dumping or activity and plan to inspect moving forward and if anything is found they will cure it; they were asked about the video of the dumping and they will answer all questions moving forward once the property has been inspected, they can not speak as of now on the video; they are not aware of any wetlands being flagged and property owner did not think there was wetlands; since there is video of the dumping, Ms. Lucas requested that a 3rd party investigate and the wetlands be flagged and the Town would like to be involved in the process; they have consulted with former Commissioner of DEP, Sidney Holbrook, he is their consultant and will be assisting with this process; owner had only been on property 1 time, has 6 other facilities and he is only in the business of junk and scrap metal; subcontractor was hired to cleanup all the cars/trees and they will provide pictures of what the property looked like when he took over and the plan is to completely clean the facility make it perfect like a park, put a lock on it and keep the license; Mr. Stansfield noted that the owner is responsible for the work that was done since they hired the contractor, the attorney acknowledged that they know they are responsible for what contractor did and will cleanup anything that was done wrong; Ms. Lucas said that we need to know what has been done and they said they will keep the Town informed;

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they were also not aware of any material being brought onto the sight; capacity in which is it going to operate will be minimal; the property owner is just as concerned as the Board about the dumping and moving forward they are open to anything to cure the situation; Mr. Musselman would like the Board and property owner to agree on the 3rd party checking the site and they will get back to the Commission with that information; it was ask that the consultants contact information be sent to Mr. Musselman and the Commission wants to make sure there is no breakdown in communication and Mr. Musselman would like to be onsite when anything is inspected; Commission would also like the contractor to be contacted to find out what he was hauling and dumping and a soil scientist is to map the wetlands; it was noted that DEEP was on site in December, 2026 and that the area had been filled in; still lots of questions to be answered; Ms. Lucas opened Public Comments explaining the rules, there were no comments; hearing needs to be continued in 2 weeks; Commissioners were given permission to access the property before the next meeting and the attorney will be in contact on Monday to set that up, the Cease and Desist will remain in effect and the hearing will be continued on January 22, 2026 at 7:15pm; the emails for the landuse official and 1st selectman were given to attorneys.

MOTION by Ms. Lucas and seconded by Mr. Stansfield, it was VOTED to continue the Show Cause Hearing and set a special meeting date of January 22, 2026 at 7:15pm. Motion carries.

5. NEW BUSINESS: None.

6. AGENT DETERMINATION: None.

7. INLAND WETLANDS ENFORCEMENT OFFICER REPORT: Mr. Musselman did a quick review of the January 8, 2026 report.

MOTION by Mr. Stilson and seconded by Mr. Stansfield, it was VOTED to approve the enforcement report dated January 8, 2026. Motion carries.

8. CORRESPONDENCE: None.

9. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Section 4.1 permitted uses of right: Tabled.

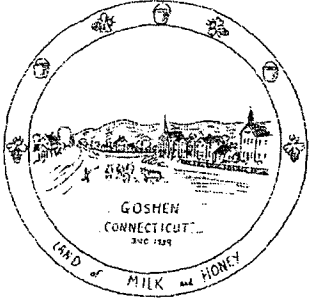
MOTION by Mr. Stansfield and seconded by Mr. Stilson, it was VOTED to table the Section 4.1 permitted uses of right. Motion carries.

10. ADJOURNMENT: MOTION by Mr. Stansfield and seconded by Mr. Stilson to adjourn the meeting at 7:53PM. Motion carries.

Respectfully Submitted,

Lori Clinton, Commission Clerk

Received Jan 12, 2026 9 12 1:43 P.
Attest Babara X Brien
Goshen Town Clerk



TOWN OF GOSHEN

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Spencer Musselman, Zoning and Inland Wetlands Enforcement Officer

Inland Wetlands Agent Report: January 8th, 2026

225 North Goshen Road - A Cease and Desist Order (*see attached*) was issued on 12/8/2025 in response to the dumping and burying of offsite construction refuse and other materials at 225 North Goshen Road within the proximity of regulated wetlands. As such a show cause hearing was scheduled for 12/18/25 (*within 10 days of the issuance of the order*) to provide the property owner the chance to be heard and show cause as to why the Cease and Desist Order should not remain in effect. The hearing was opened as scheduled by the Commission on 12/18/25 and as the property owner nor their counsel were able to attend the hearing the Commission continued the hearing to the next regularly scheduled meeting on 1/8/26. The hearing was opened as scheduled by the Commission on 12/18/25 and as the property owner nor their counsel were able to attend the hearing, the Commission continued the hearing to the next regularly scheduled meeting on 1/8/26.

Since the 12/18/25 hearing, I was able to speak with Eugene MacGillis, an officer of the DEEP with the Solid Waste Enforcement Division. His team has been involved in the case since the fall and were able to enter the property I believe in November. As of 1/8/26 the site report has been started and not yet finalized. After the issuance of the order I have not witnessed or been made aware of any further activities on the property.

It is my recommendation that the Commission engages a third party technical expert, at the expense of the property owner, to review the activities and determine what, if any, materials were buried and what possible remediation may be necessary. Without such a report it is my recommendation that the Commission upholds the Cease and Desist Order at this time.

Respectfully submitted,

Spencer Musselman
Spencer Musselman
Land Use Official, CZEO
Town of Goshen, CT