

**TOWN OF GOSHEN
INLAND WETLANDS AND WATERCOURSES COMMISSION
MEETING MINUTES
THURSDAY, JULY 2, 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, Tom Stansfield, Ray Turri, Dante Malanca, & Devin Stilson.

Members Excused: Matt Wheeler and Adam Andrusia.

Others: Marissa Wright, Mr. Ed Perry, Mr. Russo, and Mr. Courtois.

2. PUBLIC HEARING:

- A. 225 North Goshen Road, continued show cause hearing:** No one representing 225 North Goshen Road was present. The delineation report that was done by Martin Brogie, Inc. was reviewed by the Commission. It was noted that only the rear section was done and Ms. Wright sent them a letter requesting something more complete with a map of the flagging. The Commission did acknowledge that they now have something that says there are wetlands within 150 feet of the reported disposal area. The Chair and Vice Chair are working with the 1st Selectman and Town Attorney and want to make sure they do this correctly. The public that attended were encouraged to contact DEEP and their political reps as well since DEEP determined this was a Town matter. One resident that lives next to 225 North Goshen Road stated that the Commission is welcome to go to their property to see the wetlands. The Commission suggested that adjoining neighbors have their property flagged and that they also understand their frustration and they will continue to work on this.

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 August 6, 2026, 7:15pm. Motion carried.

3. APPROVAL OF THE MINUTES: Minutes for June 4, 2026 were reviewed and approved as written.

IN A MOTION BY Mr. Turri and seconded by Mr. Stansfield, it was voted to APPROVED the minutes from the June 4, 2026 regular meetings as written. Ms. Lucas abstained. Motion carried.

4. OLD BUSINESS:

- A. 21 Breguet Road, Matthew Perry for John O'leary, install holding tank as per plan by Colby Engineering:** There was a brief discussion and it was noted that the application was now complete with Torrington Area Health approval.

IN A MOTION BY Mr. Turri and seconded by Mr. Stansfield, it was voted to APPROVE the application for 21 Breguet Road, Matthew Perry for John O'leary, install holding tank as per plan by Colby Engineering. Motion carried.

- B. 17 Lake Shore Drive, Matthew Perry for Mark Wasdo, install new holding tank for sewage:** There was a brief discussion and it was noted that the application was complete.

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

- C. 46 Town Hill Road, Ryan Russo for Mark and Miriam Nelson, reconstruction of waterfront boat house, construction of cart path from main house to boat house, construct level seating area adjacent to boat house structure and removal of dead and dangerous trees:** Ms. Lucas and Ms. Wright did a site walk for this property and Ms. Lucas expressed her concern for the addition of the patio and that it was too close to the water. There were 3 trees that Ms. Wright felt they could stay, they did not appear to be a danger to any structure and would be good for the water quality and shade. It is something to consider. The house is preexisting and in need of repair. They were good with the cart path. Mr. Russo

reviewed the plans and photos with the Commission and there was a discussion with the trees in question. The property owner felt that they were a danger. Mr. Stansfield could better understand what they are doing. They are not proposing drainage for the new patio, but there was discussion for drainage on the house. The patio will be flush with the main floor of the structure, and will be on a gravel base with blue stone. The existing walkway and bulkhead is covered with brush that can be cut down. The wall will have silt fence with construction fabric behind it to catch sediment.

IN A MOTION BY Mr. Stansfield and seconded by Mr. Turri, it was voted to APPROVE the application for 46 Town Hill Road, Ryan Russo for Mark and Miriam Nelson, reconstruction of waterfront boat house, construction of cart path from main house to boat house, construct level seating area adjacent to boat house structure and removal of dead and dangerous trees as presented with condition that the construction detail be presented to Land Use Zoning Official prior to start of construction and that sediment control of some type be used for the wall. Mr. Stansfield, Mr. Turri and Mr. Malanca voted yes and Ms. Lucas and Mr. Stilson voted no. Motion carried.

- D. 54 Tyler Lake Heights, Thomas Mariano for Nicole Mariano, rebuild wall along the lake to mitigate unsafe, collapsing steps and mitigate soil erosion into the water: Property owner not present and was needing more information. Application tabled.

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

- E. 130 East Hyerdale Drive, Kade Courtois for Michael and Leya Edison, remodel of existing deck and patio space including a concrete slab for a new sunroom, deck reconfiguration and new metal fabricated curved stairs, stone veneer work for existing walls and newly proposed steps: Plans have not changed since last meeting. The second rain garden was discussed. They plan to stay within the same size as the existing structure and will enclose the lower deck. The roof area will redirect water to the new rain garden.

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

IN A MOTION BY Ms. Lucas and seconded by Mr. Stansfield, it was voted to add 84.5 Sandy Beach Road, Matthew Perry for Barbara Beebe and Suzanne Beach, Install holding tank. Motion carried.

5. NEW BUSINESS:

- A. 84.5 Sandy Beach Road, Matthew Perry for Barbara Beebe and Suzanne Beach - Install holding tank: Mr. Ed Perry reviewed the drawing for the property.

IN A MOTION BY Mr. Stansfield and seconded by Mr. Turri, it was voted to ACCEPT the application for 84.5 Sandy Beach Road, Matthew Perry for Barbara Beebe and Suzanne Beach, Install holding tank. Motion carried.

6. AGENT DETERMINATION:

- A. 197 West Hyerdale Drive, David Mandelbaum, 26-7W - Excavate the existing loose stone surface and up to 10' of underlying soil within an existing patio's retaining walls behind the house and replace with stone base material and pavers. Also install a 8'x10'x4' reinforced concrete slab within the same patio area and place a hot tub on the slab: Reviewed with Commission and the size needs to be changed from feet to inches. Was done incorrectly on application.

7. **INLAND WETLANDS ENFORCEMENT OFFICER REPORT:** Report dated June 2026 was reviewed by Commission, small typo noted on back page, and short discussion had on Milton Road project regarding phase and bond. Ms. Wright would like to see the application that Mr. Musselman redid for Inland Wetlands.

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

8. **CORRESPONDENCE:** None.

9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** The new application that Mr. Musselman created, was reviewed by the Commissioners. Ms. Clinton was asked to forward a complete copy to all the Commissioners and Ms. Wright would like to review.

10. **ADJOURNMENT:**

IN A MOTION BY Mr. Stansfield and seconded by Mr. Turri, to adjourn the meeting at 8:32pm. Motion carried.

Respectfully Submitted,

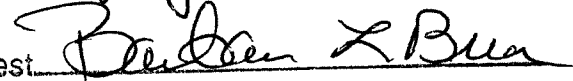


Lori Clinton, Commission Clerk

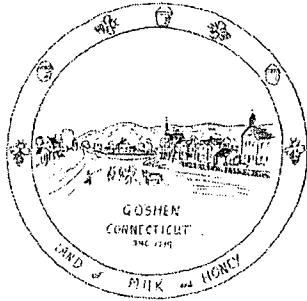
Received

July 7, 2026 9:11:42 AM

Attest



Goshen Town Clerk



TOWN OF GOSHEN

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

Marissa L. Wright, Zoning and Inland Wetlands Enforcement Officer

To: Inland Wetlands and Watercourses Commission
From: Marissa L. Wright
Subject: Activity Report
Date: June 2026

Permits Issued:

- **26-7W** Agent approval 197 W. Hyerdale Drive. Excavate the existing loose stone surface and up to 10' of underlying soil within an existing patio's retaining walls behind the house and replace with stone base material and pavers in existing footprint. Also install 8'x10'x4" reinforced concrete slab within the same patio area and place a hot tub on the slab.

411 Milton Road, Brain Hanacak UCE Fine Builders awarded phase 1 of project. Site inspection performed. Plantings are in, approved tree clearing has occurred, path to lake is starting to get roughed in. Please see photos.

46 Town Hill Road: Reconstruction of lakefront boat house. Site visit with Chair and Ryan Russo. **Recommend to commission that certain trees be saved to protect water quality (see photos).**

MAR/APR/MAY/JUN, Wright to take the Municipal Inland Wetlands Agency Comprehensive Training Program as a refresher (Free, 8 Hrs). Registered, started and will complete as time allows.

225 North Goshen Rd. Email on 18 JUN 2026 "Thank you for your email and for providing the Commission's feedback. I will forward these comments to the soil scientist and discuss the additional information being requested. My understanding was that we were initially addressing a relatively small area associated with the debris removal work. Based on the Commission's latest comments, it appears that the scope of the review may now extend to the entire property rather than the limited area where the work was proposed. I understand the Commission's concerns and appreciate its willingness to work toward a resolution. At the same time, I would like to note that the scope of this matter has grown substantially from where it began. What initially appeared to be a request to identify wetlands in the vicinity of a specific work area may now involve a

comprehensive wetland delineation and evaluation of the entire property, including mapping, soil analysis, vegetation communities, hydrologic indicators, and other elements typically associated with a full professional wetland study. Before proceeding, I would like an opportunity to discuss these expanded requirements with my attorney so that I can better understand the extent of the work being requested and how best to move forward. Unfortunately, I have not been able to connect with my attorney this week, and I will be traveling over the next two weeks. I respectfully ask for some additional time so that I can consult with counsel and coordinate with the soil scientist regarding the Commission's request. Please understand that I remain committed to addressing this matter in good faith and finding an appropriate solution. I was under the impression that once we flagged wetlands around the specific work area, we could move forward and resolve the situation but now, with this expanded scope, this will take a significant amount of time and money. I appreciate the Commission's patience and cooperation as I work through these additional requirements and determine the next steps.

Thank you again for your guidance and assistance.

Sincerely,

Aldo

Continued complaints from Buzziena White, Silene White, 192 Kubish Road, regarding wetland and other impacts on her property from 81 Kubish Road.

Lorraine and I previously conducted site visits at 81 Kubish (Jake Pogodzenski) and 192 Kubish (Buzziena White) and spoke to both property owners separately.

We examined the dirt bike jump areas with exposed soil on 81 Kubish and an area below this location to determine if wetlands were present. There were no visible wetland plants and the soil did not appear to be wetland soil. I checked the maps and do not see wetland soils present, only farmland soils to the southeast portion of the property.

The property owner at 81 Kubish showed us materials that she said were placed around the property line by Buzziena White including snow fencing, lawn chairs, ribbons hanging from the electric fence across the street, trail cameras, tarps, and tires which surrounds the property on all sides. I discussed with the property owner at 81 Kubish that bare soil from dirt bike jumps could lead to erosion if there were regulated wetland areas present.

Commission requested that they consider flagging the wetlands on the property at 192 Kubish road. Public Works email contact was sent to them to address sign question. Another site visit will be set up with Chair of P&Z, ZEO and First Selectman.

54 Bare Hill Road. No situations to report (NSTR, materials still being removed).

Letter sent to Gary Stengo Jr. requesting he notify the commission regarding date of when the commercial materials will be removed from the site and confirming that no further commercial activity will occur. Letter requested response within 10 days. Follow up email sent providing additional opportunity to respond by the next P&Z meeting, 26 MAY 2026. On 26 MAY 2026, received the following communication from Gary Stengo

Jr.: "I can affirm what Alex of the forsaken lands said in his statement at the last meeting. We will NOT be hosting the haunt at this location moving forward."

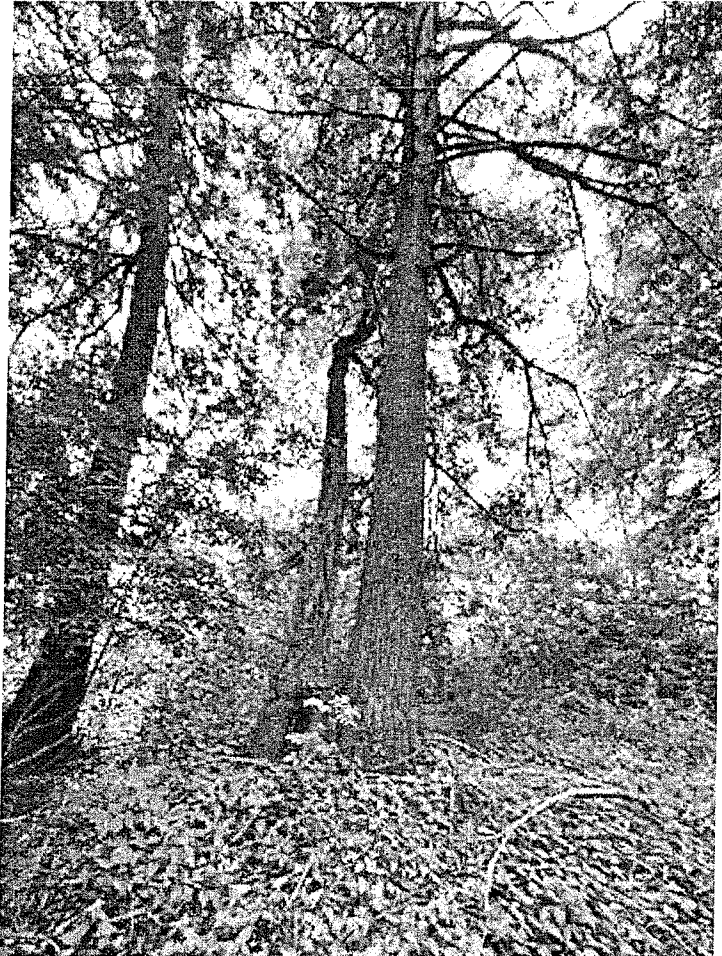
70 Turkey Hollow Lane, Pine Valley Materials, Jared Denis. Letter dated 18 MAY regarding site visit to quarry property. No zoning violations were apparent during site visit on April 24th, 2026. **Appeal of decision went to ZBA and application was accepted at last meeting. Check to determine if created quarry wetland is under our jurisdiction. TBD**

84.5 Sandy Beach Road: Installation of a holding tank. Reviewed application and made suggestions for more complete package.

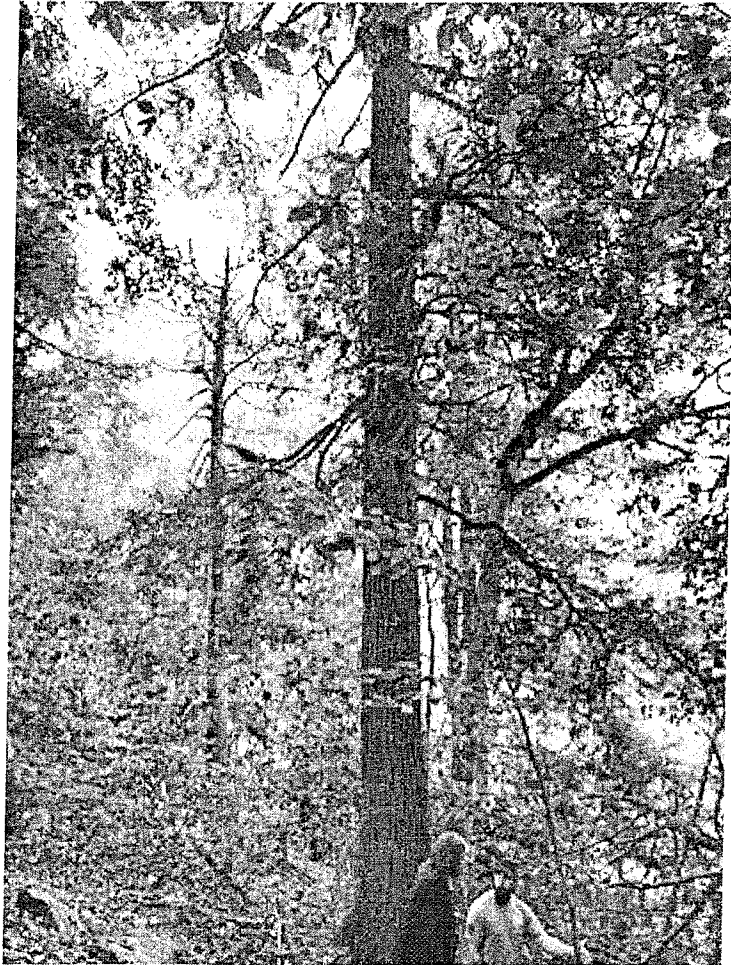
Permit Link & Technology Issues: Lori & Marissa working to implement improvements/notifications. Permit Link continues to be an issue. Phone system periodically drops forwarding capability to Land Use Official email, Spam service hyper sensitive with important emails going to spam.

Wetlands Application Changes: Current Land Use Official requesting time to review and suggest changes before commission votes on changes.

46 Town Hill Road



Recommend to commission requesting applicant save the trees on the right (and to the right of boat house)



Recommend the commission request applicant to save this tree (to the left of boat house).

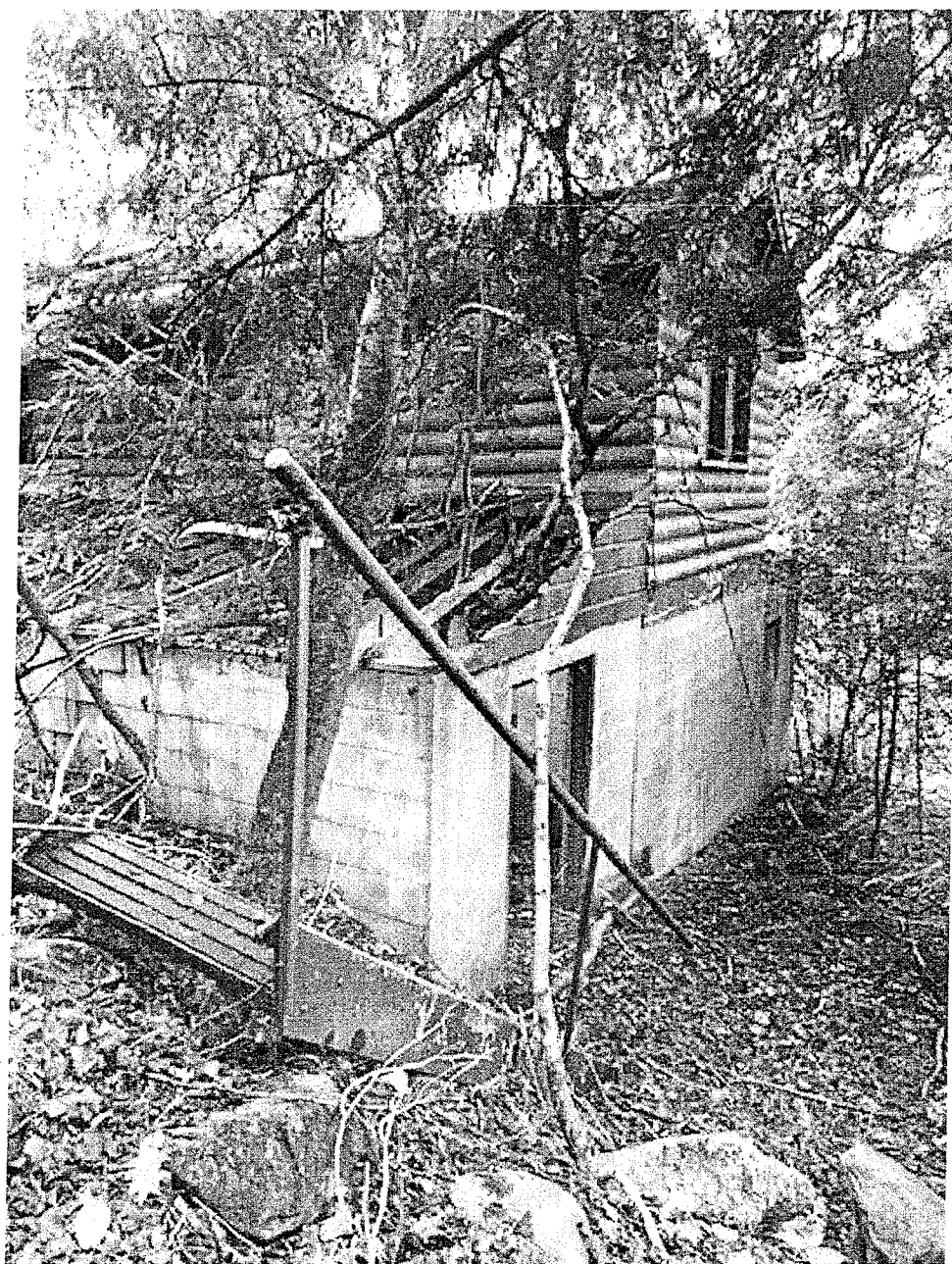


Photo of existing boat house.



46 Town Hill Road, newly planted trees
411 Milton rd



46 Town Hill Road, cart path beginning
411 Milton



Martin Brogie, Inc.
ENVIRONMENTAL SERVICES

- Environmental Site Investigations
- Building Contaminant Surveys
- Wetlands Consulting
- Remediation Contract Management

June 3, 2026

Aldo DeSouza

RE: Wetland Delineation
Portion of:
225 North Goshen Road
Goshen, CT

Dear Aldo:

Martin Brogie, Inc. (MBI) is pleased to submit the following information regarding a wetland delineation performed for the above referenced property on June 1, 2026. The work was completed to evaluate the presence and extent of wetlands on or near a rear portion of the property in the area of reported buried construction debris. The material must be excavated and removed per order of the town and the town requested a wetland delineation in the area of the work.

Wetland Delineation

On June 1, 2026, MBI's Soil Scientist Martin Brogie, LEP reported to the site to assess the presence of wetlands and watercourses/intermittent watercourses in accordance with the definitions provided in Connecticut General Statutes Section 22a-38 definitions (15) and (16) including: soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey; and, rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. In addition, intermittent watercourses are defined as having a permanent channel and bank and the occurrence of two or more of the following characteristics: evidence of scour or deposits of recent alluvium or detritus; the presence of standing or flowing water for a duration longer than a storm incident; and/or the presence of hydrophytic vegetation were delineated.

28 Arbor Lane
Madison, CT 06443

martinbrogieinc@gmail.com
860-208-0360

Wetlands Delineation Report
225 North Goshen Road
Goshen, CT
June 3, 2026

MBI accessed the property via the main gate at the road and proceeded to the rear of the property to an area of disturbed soils where it was reported that materials are buried. MBI evaluated the adjacent undisturbed/natural soil adjacent to the north of the site, beyond the fence. Poorly drain soils were identified along the rear of the property associated with a Hemlock and Yellow Birch ravine community. Cinnamon Fern dominated the herbaceous layer. The wetland line continued southward along the edge of the fill slope west of the fill area and continued to wetland flag WF-10 approximately 150 feet southwest of the reported disposal area.

Please contact the undersigned at 860-208-0360 if you have any questions or require further information. Thank you for the opportunity to be of service.

Sincerely,



Martin Brogie, LEP
Soil Scientist