

**TOWN OF GOSHEN
INLAND WETLANDS AND WATERCOURSES COMMISSION
SPECIAL MEETING MINUTES
THURSDAY, AUGUST 13, 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, Matt Wheeler, Ray Turri, Adam Andrusia, & Devin Stilson.

Members Excused: Tom Stansfield and Dante Malanca.

Others: Marissa Wright, Matthew Perry, and Richard Bette.

2. PUBLIC HEARING:

- A. 225 North Goshen Road, continued show cause hearing:** No one representing 225 North Goshen Road was present. Ms. Lucas reported that the information is now with the Town Attorney. Ms. Wright did another followup email and did not receive a reply. The public was informed that it was only a partial flagging that was done. It was agreed that the Public Hearing would be continued.

3. APPROVAL OF THE MINUTES: Minutes for July 2, 2026 were reviewed and approved as written.

IN A MOTION BY Mr. Turri and seconded by Mr. Wheeler, it was voted to APPROVE the minutes from the July 2, 2026 regular meetings as written. Motion carried.

4. OLD BUSINESS:

- A. 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 the board had questions on the additional information that was provided since the last meeting. Questions: confirm if using equipment, gravel size, and if filter fabric being used (not on drawing). Mr. Wheeler confirmed that nothing has been started on the property.

IN A MOTION BY Mr. Turri and seconded by Mr. Wheeler, it was voted to DENY 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 until questions can be answered. Motion carried.

- B. 84.5 Sandy Beach Road, Matthew Perry for Barbara Beebe and Suzanne Beach - Install holding tank:** Nothing has changed since the acceptance of application. Doing a 1,000 gallon holding tank for gray water with no leach fields. Will use some of the soil removed and what is remaining will be removed.

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

5. NEW BUSINESS:

- A. 316 Sharon Turnpike, Richard Bette for Abby and Jonathan Yvon - Enclosure of existing deck, new deck and mudroom entry:** Mr. Bette presented and reviewed plans and other documents and cleared up the confusion of 2 addresses (315 Sharon Turnpike and 156 Sandy Beach Road). Will not be using trucks and other equipment, will be using hay bales and silt fence, new deck will be on piers, they do have septic fields and they are needing Torrington Area Health approval. Ms. Wright said that it was pretty straight forward and no major concerns other than the catch basin being protected.

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

6. AGENT DETERMINATION:

A. 24 Stonebridge Road, Michael and Mallory Ditter - Construction of one 60-foot by 30-foot residential accessory sports court within Goshen's 200-foot upland review area. Work consists of turf and organic removal, minor upland grading, placement of clean compactable fill as needed with total fill depth less than 18 inches, and installation of a drain-through semi-permeable modular court assembly within a maximum 2,800-square-foot work envelope: Reviewed with Commission, a site visit was done and there is not a lot of concern. It is semi permeable, spoke with applicants about erosion control, no wetlands concern, on a flat surface and will do another site visit.

7. INLAND WETLANDS ENFORCEMENT OFFICER REPORT: Ms. Wright reviewed the report dated July 2026. Ms Wright mentioned that propane tanks were within the regulated area at 126 East Hyerdale. Mr. Stilson likes the reports with all the pictures.

IN A MOTION BY Mr. Wheeler and seconded by Mr. Stilson, it was voted to APPROVE the ZEO report dated July 2026. Motion carried.

8. CORRESPONDENCE: 192 Kubish Road correspondence was reviewed under ZEO report.

9. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION: New Wetlands Application was briefly discussed, Ms. Wright would like to review some more and Ms. Lucas will approach the Board of Selectmen about a fee increase. Mr. Wheeler wanted to make note of something he observed in his travels around town. Public Works is spraying the knot weed with herbicide near the watercourse. We do not accept that from residents and the town should not be doing it either. Discussion was had on the process and who identifies the area to be sprayed. Ms. Wright said she can speak with Mr. Harlow if the Board is ok with that and get some of their concerns addressed. The agreed.

10. ADJOURNMENT:

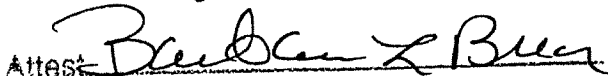
IN A MOTION BY Mr. Turri and seconded by Mr. Andrusia to adjourn the meeting at 8:02pm. Motion carried.

Respectfully Submitted,

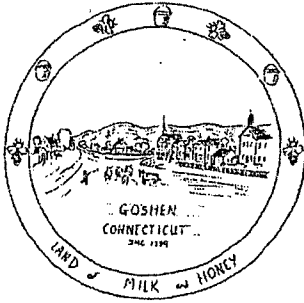


Lori Clinton, Commission Clerk

Received Aug 17, 2026 @ 3:01 P.M.



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: July 2026

Agent Permits Issued:

- **26-13W, 24 Stonebridge Lane**, Michael and Mallory Ditter - Construction of one 60-foot by 30-foot residential accessory sports court within Goshen's 200-foot upland review area. Work consists of turf and organic removal, minor upland grading, placement of clean compactable fill as needed with total fill depth less than 18 inches, and installation of a drain-through semi-permeable modular court assembly within a maximum 2,800-square-foot work envelope. Discussed with Chair and ok to complete agent determination. Site visit completed, no concerns.
- **26-12W 30 Chatham Court**, replace deck in same footprint. No anticipated impact to wetlands. Site visit completed.

225 North Goshen Rd., IKES AUTO BODY INC. Last email received on 18 JUN 2026 NSTR. Item is with Town Attorney. Followed up with additional emails but received no further correspondence from Aldo. Last email: "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

the property.

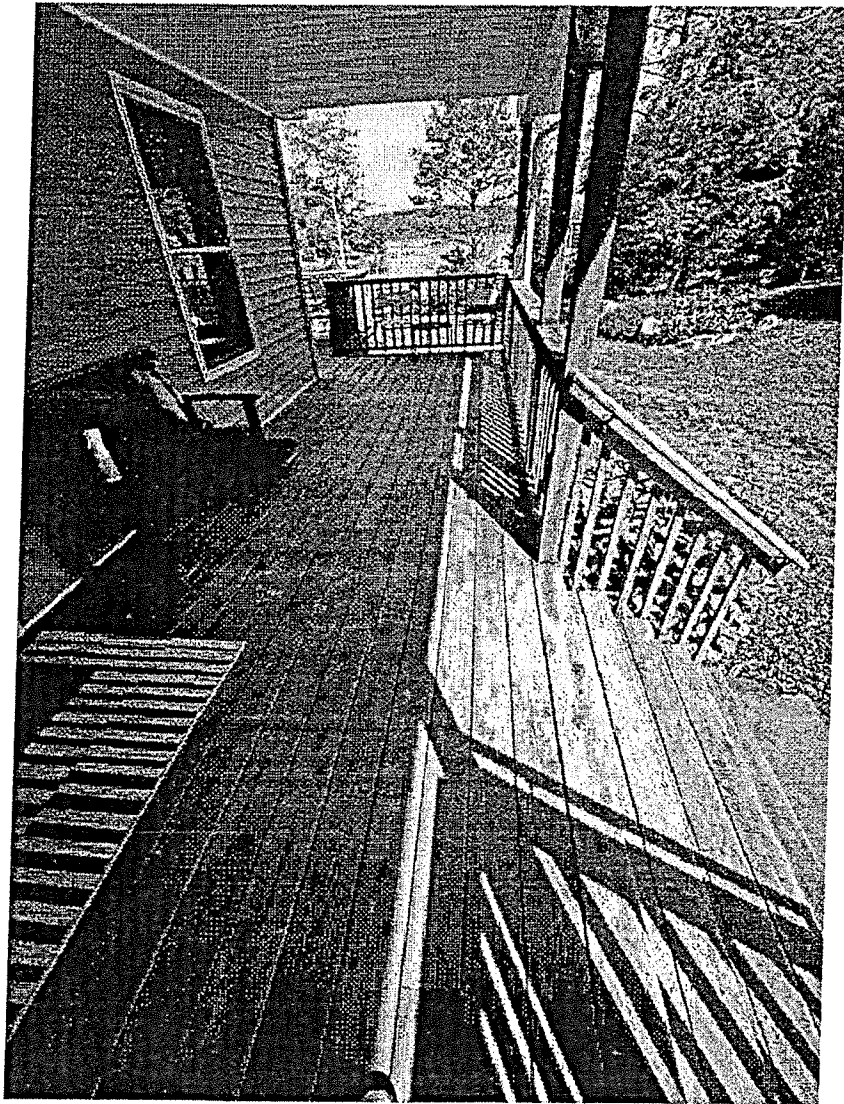
The property owner at 81 Kubish showed us materials that she said were placed around the property line by Buzziena White including snow fencing, lawn chairs, ribbons hanging from the electric fence across the street, trail cameras, tarps, and tires which surrounds the property on all sides. I discussed 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. 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, follow up emails sent, 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."



316 Sharon Turnpike (Enclosure of existing deck, new deck and mudroom entry).



316 Sharon Turnpike (Enclosure of existing deck, new deck and mudroom entry).

126 E. Hyerdale, Future application, creation of garage, removal of portion of driveway, adding 3 feet to deck. Photo shows location of proposed garage, to R of house.



126 E. Hyerdale, Future application, creation of garage, removal of portion of

126 E. Hyerdale, Future application, creation of garage, removal of portion of driveway, adding 3 feet to deck. General overview. Lower portion of driveway will be removed. Discussed permeable pavement where existing walkway is.



Property Listing Report

Map Block Lot 07-020-005-00

Building #	1	PID	1974	Unique ID	00197500
------------	---	-----	------	-----------	----------

Outbuilding and Extra Features

Total Area	0	0

Owner of Record	Book/ Page	Sale Date	Sale Price
IKES AUTO BODY INC	0112/0041	1996-04-18	0
IKES AUTO BODY INC	111/1016	1996-03-28	
IKES AUTO BODY INC	40/329	1963-06-08	

Region Created On 5/13/2026