

**TOWN OF GOSHEN
INLAND WETLANDS AND WATERCOURSES COMMISSION
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 3, 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, Tom Stansfield, Dante Malanca & Devin Stilson.

Members Excused: Adam Andrusia.

Others: Marissa Wright, Mr. & Mrs. Yvon, Thomas Mariano, Mr. & Mrs. Hull, and Mr. Spinetti.

2. PUBLIC HEARING:

- A. 225 North Goshen Road, continued show cause hearing:** No one representing 225 North Goshen Road was present. Ms. Lucas opened the public hearing and Ms. Wright read correspondence from Ikes Auto Body into record. It was pointed out that they had only done partial flagging and reporting and we do not have permission to enter the property. The Town attorney has been contacted, is aware of the situation, and offered to get in touch with Ikes Auto Attorney and the Board all agreed that it is time for the Town attorney to do that. The board is concerned that we are going into September, snow will start flying and we will be in the same spot we were in last year and nothing will get done. Having our own soil scientist do sampling was discussed. Mr. Kowalski of 757 North Goshen Road offered for them to come on his property and do sampling, and check things. Ms. Wright said she would like to go and take a look at things and Mr. Stansfield would like to join her. Ms. Kowalski asked if they were going to do any more water sample testing. Mr. Whitford of 220 North Goshen Road, brought and discussed the water testing that was already done and paid for by the residents. Mr. Stansfield gave them some tips on going about doing that on their own again. Further discussion was had on the expense and results of the previous water testing.

IN A MOTION BY Mr. Stansfield and seconded by Mr. Malanca, it was voted to continue the Public Hearing for 225 North Goshen Road to the October, 2026 meeting. Motion carried.

- 3. APPROVAL OF THE MINUTES:** Special meeting minutes for August 13, 2026 were reviewed and approved as written.

IN A MOTION BY Mr. Stilson and seconded by Mr. Wheeler, it was voted to APPROVE the minutes from the August 13, 2026 special meetings as written. Mr. Stansfield and Mr. Malanca abstained. Motion carried.

4. OLD BUSINESS:

- A. 316 Sharon Turnpike, Richard Bette for Abby and Jonathan Yvon - Enclosure of existing deck, new deck and mudroom entry:** Nothing has changed from last month and Ms. Lucas was asking for clarification of slab on grade and was told yes that is what they are doing. Mr. and Mrs. Yvon reviewed the maps with the board. The board let them know that they are still needing Torrington Area Health approval. Mr. and Mrs. Yvon were trying to get a hold of Mr. Bette to confirm if that had been done. At the end of the meeting Mr. Yvon let the board know that they do not have the approval from Torrington Area Health. They will need Torrington Area Health approval before the next meeting.

IN A MOTION BY Mr. Stansfield and seconded by Mr. Stilson, it was voted to TABLE the application for 316 Sharon Turnpike, Richard Bette for Abby and Jonathan Yvon - Enclosure of existing deck, new deck and mudroom entry and will need Torrington Area Health approval. Motion carried.

5. NEW 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:** Nothing has changed since the last application. He will add filter fabric and will be using $\frac{3}{4}$ crushed gravel which will be used for footing. They will use the old wall pieces to fill in on the new wall. It will not be expanding into the lake. It was determined that the board does have to accept the new application this month and the following month for approval, but they will waive the fee. The board asked that he add the filter fabric to the sketch for the next meeting.

IN A MOTION BY Mr. Stansfield and seconded by Mr. Stilson, it was voted to ACCEPT 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 and will need to add filter fabric to the sketch. Fee for the application will be waived. Motion carried.

- B. **Lot 149 Bueford Court, William Colby and Vance & Jennifer Kusaila - 24-4W permit transfer to new owner Ed Meto , Ed & AJ Building and Remodeling, LLC:** Permit to be transferred and everything is to stay the same including expiration date.

IN A MOTION BY Mr. Stansfield and seconded by Mr. Stilson, it was voted to TRANSFER the permit for Lot 149 Bueford Court, William Colby and Vance & Jennifer Kusaila - 24-4W permit transfer to new owner Ed Meto , Ed & AJ Building and Remodeling, LLC. Motion carried.

- C. **106 Sandy Beach Road, Robert Hull IV - Add foundation under existing cottage (same footprint) as per engineered drawings, move deck and stairs to right front of house instead of center where it currently is, rebuild existing stone retaining wall on the water:** Mr. Wheeler gave them some instruction on what to put on sketch for the stone retaining wall, Mr. Hull reviewed the maps they had done for the rest of the work and it was determined that they would need approval from Torrington Area Health. The board had requested for the next meeting: sketch for retaining wall, Torrington Area Health approval and maps from application to be enlarged.

IN A MOTION BY Mr. Stansfield and seconded by Mr. Wheeler, it was voted to ACCEPT the application for 106 Sandy Beach Road, Robert Hull IV - Add foundation under existing cottage (same footprint) as per engineered drawings, move deck and stairs to right front of house instead of center where it currently is, rebuild existing stone retaining wall on the water. The following items will be needed for the next meeting: Torrington Area Health approval, sketch of retaining walls and enlarged maps. Motion carried.

- D. **278 West Side Road, Boy Scouts of America Housatonic Council - After the fact activity: 20x30 storage building (existing wetlands permit):** Mr. Spinetti reviewed the confusion on why the permit was not completed and the changes that occurred. They have already put the foundation down but all work has stopped. The 20x30 storage building has already arrived but has not been put together. They have Torrington Area Health approval and building permits pending zoning. It is slab on grade and is 90 feet or so from the lake. Last week they put in a silt fence and seeded. He was asked to follow instructions from the ZEO Officer on soil control.

IN A MOTION BY Mr. Stansfield and seconded by Mr. Malanca, it was voted to ACCEPT the after the fact application for 278 West Side Road, Boy Scouts of America Housatonic Council, 20x30 storage building (existing wetlands permit). Motion carried.

6. **AGENT DETERMINATION:** None.

7. **INLAND WETLANDS ENFORCEMENT OFFICER REPORT:** Ms. Wright reviewed the report dated August 2026. Ms. Wright and the board had a discussion on the herbicide issue that the board had expressed concern on last month and her conversation with Mr. Harlow (PW Supervisor).

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

8. CORRESPONDENCE: None.

9. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

- A. The fee of the applications was discussed and it was decided to leave the regular application fee the same and increase the after the fact application fee to \$300. We had several difficulties with Zoom at this point. It shut down and came back on on its own 3 times and even let people back into the meeting.

IN A MOTION BY Mr. Stansfield and seconded by Mr. Stilson, it was voted to increase the amount of the application fee for the after the fact application to \$300. Motion carried.

Ms. Lucas brought up the Fall Festival for October 3, 2026 and if the board would like to have a table. Several Commissioners will be attending and Ms. Wright will do a flyer with the importance of Wetlands and Ms. Clinton will have copies of the regulations printed and applications.

10. ADJOURNMENT:

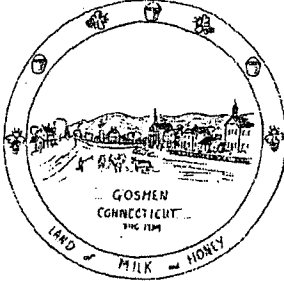
IN A MOTION BY Mr. Stansfield and seconded by Mr. Stilson to adjourn the meeting at 8:55pm. Motion carried.

Respectfully Submitted,



Lori Clinton, Commission Clerk

Received Sept. 9, 2026 9:10 AM.
Attest Barbara R. Buca
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: August 2026

Agent Permits Issued:

- **NSTR**

225 North Goshen Rd., IKES AUTO BODY INC. Last email received on 28 AUG 2026. Item is with Town Attorney.

Last email:
to me, John, LClinton@goshenct.gov, 1stselectman@goshenct.gov

"Soil scientist is working today and early next week on the property. After that we have the surveyor bring his crew and identify the property boundaries, pickup the flags of the possible wetlands and draw a map. I doubt it. Due the lack of professionals around that area, I had a hard time to find someone that was willing to work up there."

From: Marissa Wright <Landuse@goshenct.gov>
Date: Tuesday, August 25, 2026 at 9:05 PM
To: ikesautobodyct@gmail.com <ikesautobodyct@gmail.com>
Cc: John Raad
<JohnR@mtelawfirm.com>; LClinton@goshenct.gov <LClinton@goshenct.gov>; 1stselectman@goshenct.gov <1stselectman@goshenct.gov>
Subject: Re: FW: 225 North Goshen Rd - Soil Scientist

Thank you,
The commission has been very patient and would like to obtain the full report from the soil scientist before the next Wetlands meeting, which is on 3 September.
How can we make this happen?
Thank you in advance.

Sincerely,

Marissa L. Wright
Land Use Official
Town of Goshen
42A North Street
Goshen, CT 06756
860-491-2308 ext. 232
LandUse@goshenct.gov

On Tue, Aug 18, 2026 at 12:24 PM ikesautobodyct@gmail.com <ikesautobodyct@gmail.com> wrote:

Between the soil scientist, the environmental engineer, and the surveyor, we are making progress, but coordinating across all the professionals is taking a bit longer than expected. I'll keep you posted as soon as I have updates. Thank you in advance. Best regards.

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Goshen Public Works Herbicide Use Discussion: I had a good discussion with Garret Harlow of Public Works regarding herbicide use particularly near wetlands.

I asked about their current process and here is what I learned:

1. The town currently contracts out spraying to a licensed pesticide applicator that is currently not affiliated with the state contract, but they do follow the same requirements for ROW spraying. In the past, they could piggyback off the state contract, but that is no longer an option. The town also performs some spot spraying. I discussed the use of herbicides approved for aquatic use and he believes that because the areas are considered ROWs, regular Roundup is being used (among other products and mixes), as opposed to Rodeo for wetland areas. When dealing with future contractors, we can specify in the scope that only herbicides approved for aquatic use be used in and around wetlands so they are aware it's a requirement. Limited availability of outside contractors is a difficulty. They currently use an affiliate of TruGreen for spraying.
2. There is no formal process for bringing regularly occurring maintenance work items before the commission or the land use official. We discussed the potential for him and me to meet once per year (or more) to discuss work items that may impact wetlands. We also discussed the possibility of a general permit for Public Works later on, if the commission wants to consider it. Any activities outside the general maintenance scope are brought to the commission.
3. We discussed optimizing the timing of cutting and subsequent spraying to later in the summer and fall to reduce chemical use and achieve a good kill rate on invasive plants such as knotweed (the fall is when plants draw nutrients into the roots, allowing for a better kill rate). Cutting them a few weeks prior to spraying works well). He discussed difficulties in getting the timing right at times, due to budget schedules and a reduction in laborers.

4. Public Works is only spraying town roads, not state roads (we are seeing a lot more invasives spreading in the last 10-20 years on both state and town roads). He is going to check with the state about additional resources.

5. Garret also agreed to come to the meeting to discuss their process and answer questions from the commission.

316 Sharon Turnpike, Richard Bette for Abbey and Jonathan Yvon - Enclosure of existing deck, new deck and mudroom entry. Conducted previous site visit. Please see attached photos. Anticipated minimal impact. Richard Bette will not be able to attend the next meeting, but the property owners will attend.

278 West Side Road: Camp Strang. Site visit conducted. Had previous approval for a pavilion, but plans changed to an enclosed boat storage shed. They filled out a wetlands application in 2025 for the proposed work, but it was never completed and never went before commission. This slipped through the cracks at the Camp. Fast-forward and concrete pad was poured without approval/erosion control. Site visit conducted, some erosion onsite from activity. Site is approximately 60 feet from water's edge. Discussed erosion control for two areas of the site and site stabilization. Discussed path forward with applicant and Chair. Discussed with applicant need to fill out missing gaps on old application. See attached photos

411 Milton Road, Brain Hanacak UCE Fine Builders working on project.
Follow up site inspection performed. See site photos

46 Town Hill Road: Reconstruction of lakefront boat house. Contractor currently roughing in trail to the lake. Photos and site visit to follow.

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. Still have not had time to go back to this.

54 Bare Hill Road. No situations to report (Materials still being removed). Email Received:

From: **Great Acres Farm** <contact@greatacresfarm.com>

Date: Tue, Aug 25, 2026 at 3:01 PM

Subject: Re: Forsaken Lands at 54 Bare Hill Rd

To: Marissa Wright <Landuse@goshenct.gov>

Cc: L Clinton <LClinton@goshenct.gov>

Good afternoon Marissa,

Alex and his crew from The Forsaken Lands have been here 3-4 times a week, every week, all summer long dismantling, packing up and moving the farm haunt materials offsite.

The majority is all down and they have been transporting it out every weekend.

The Forsaken Lands has received all needed official approvals from the town of Winchester to run the Haunt there and they are just closing the newly approved property that they are already relocating everything to.

He did not give us an exact date, but said that the remaining materials should be removed shortly. I will keep you posted and let you know as soon as they are fully moved.

Thank you again,

Gary Stango

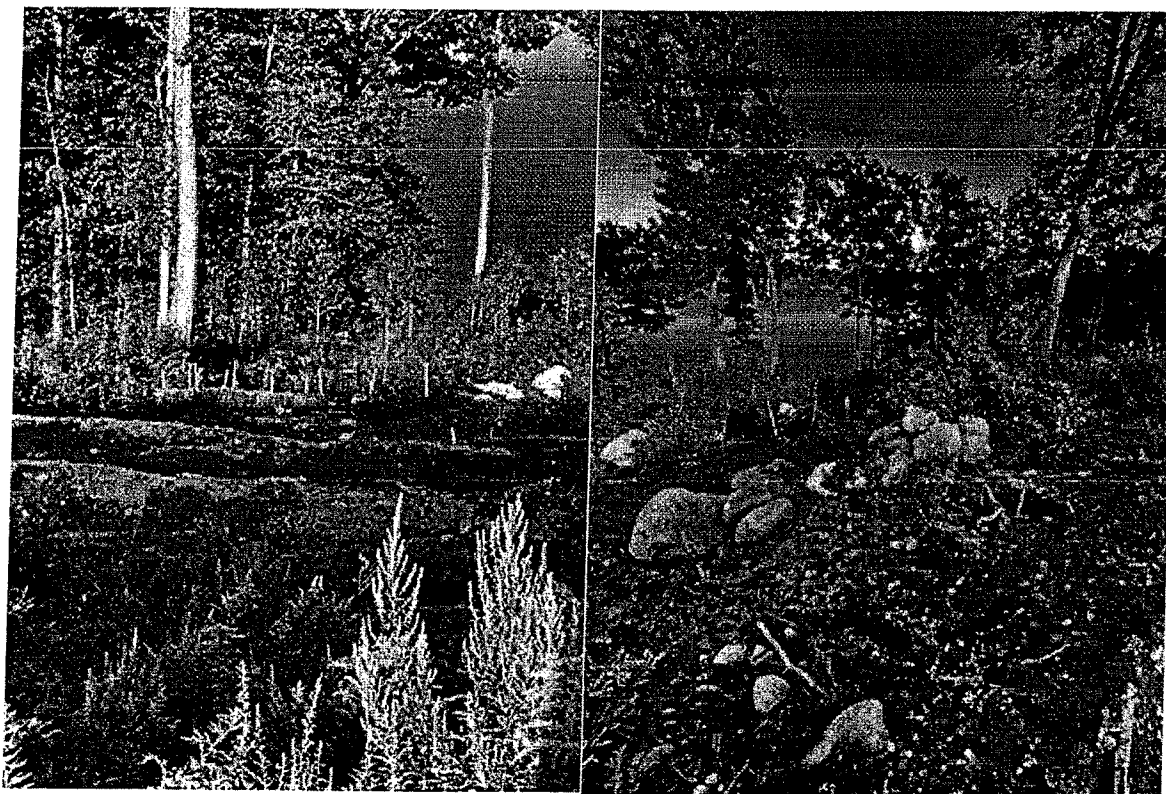
Great Acres Farm

14 Meadow Crest Drive: Received complaint about no silt fence installed. I spoke with owner and silt fence was installed later in the day. Site inspection followed. Discovered insufficient erosion and sediment control. Will follow up with owner and conduct a walk through. Please see photos.

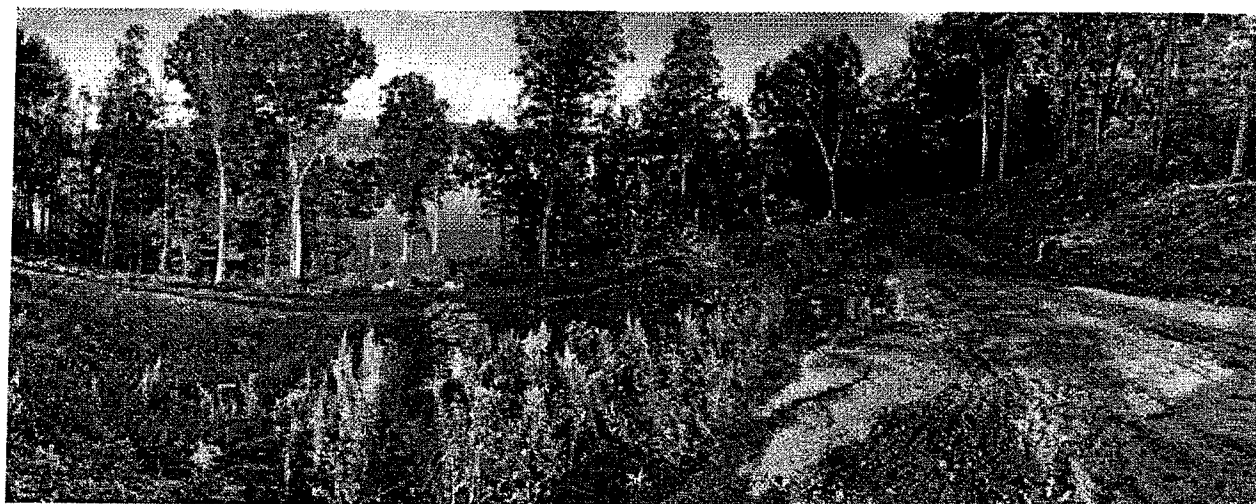
Attachments



411 Milton Road, JULY Photos for reference: Some erosion/rills after rain events. Wattles installed.

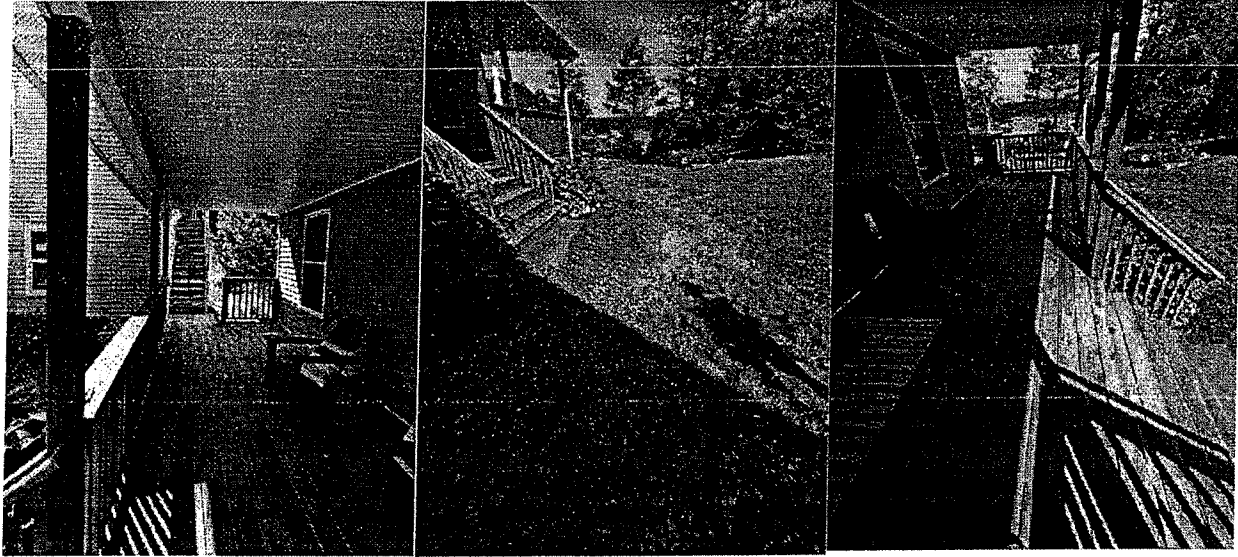


411 Milton Road, AUGUST Photos: Additional wattles installed.



411 Milton Road, AUGUST Photos: Additional wattles installed.

Attachments continued



316 Sharon Turnpike previous photos for reference (Enclosure of existing deck, new deck and mudroom entry).

Attachments continued



278 West Side Road: Camp Strang (pavilion changed to boat house) Site not stabilized, no E&S controls



278 West Side Road: Camp Strang (pavilion changed to boat house) Site not stabilized, no E&S controls

Attachments continued



14 Meadow Crest Drive. Insufficient E&S controls



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