



TOWN OF GOSHEN, CT
GOSHEN TOWN HALL
 42A North Street Goshen, CT 06756
 860-491-2308 ext.232



05/24/2023

SUBDIVISION APPLICATION

23-2SA

Subdivision Re-Subdivision Modification to Subdivision Plan

Applicant Information

Name: william colby

Address: 4 Brynmoor Court goshen ct 06756

Phone: 8606011839 Fax: _____

Email: bcolby@optonline.net

Legal Interest: ENGINEER

Owner Information

Name: WHITE BUZZIENA &

Address: 192 KUBISH ROAD GOSHEN, CT 06756

Phone: 860-459-4642 Fax: _____

Email: _____

Attached is documentation verifying ownership of the property. (Required)

Subdivision Specifications

Subdivision Name: Buzzienna White 1 lot subdivision

Address: 192 KUBISH ROAD

Zone: R5 Assessor's Map and Lot # : 07 002 00

Is the subject parcel within 500 ft. of the Town boundary? Yes No

Total Acreage: 77.18 Proposed Number of Building Lots: 1

Total Acreage of Open Space: 66.4 Total Acreage of Conservation Easement: _____

(Attach open space calculations showing compliance to the Subdivision Regulations)

New Roads:

Name: _____	Length: _____
Name: _____	Length: _____
Name: _____	Length: _____

Subdivision Specifications (cont.)

Water Supply: WELL

Approved by Local Health District: yes no n/a

Approved by State Health Department: yes no n/a

Sewage Disposal: ON-SITE SEPTIC

Approved by Local Health District: yes no n/a

Approved by State Health Department: yes no n/a

Is the property subject to Wetland Regulations? yes no

Signs

Will any signs be erected? yes no

Location: _____

Nature of Lighting: _____ Size: _____

Parties of Interest*

Engineer/ Architect Name: WILLIAM G. COLBY, P.E.

Address: 4 BRYNMOOR COURT

Phone: 860-601-1839 Fax: _____

Email: BCOLBY@OPTONLINE.NET

Developer/ Builder Name: ED POGODZIENSKI

Address: 192 KUBISH ROAD

Phone: 860-459-4642 Fax: _____

Email: _____

*Complete information in this section as applicable.

Timeline

Proposed Date to Commence Construction: 08/01/2023 Proposed Date of Completion: 08/01/2024

Additional Information for Re-Subdivisions

Date of Approval of Original Subdivision: _____

Date filed with the Town Clerk: _____ Map # : _____

Fees

\$ 0.00 (Town Fee) + \$ 0.00 (State Fee) = \$ 10.00
(Payable to the Town)

Taxes

Are all real estate, sewer use, and sewer assessment taxes current? yes no

Attached is proof of payment. (required)

Signatures

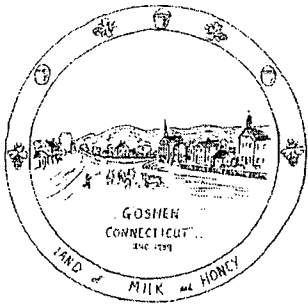
The undersigned hereby applies for the approval of the Plan for the aforesaid subdivision and development and in consideration of such approval, covenants and agrees with the Town, as represented by the Planning and Zoning Commission, that:

- He will install such utilities as required, including storm drainage facilities, sewage systems, and comply with such other reasonable requirements as may be made by the Planning and Zoning Commission.
- He will complete all streets in the development or abutting thereon to the satisfaction of the Selectmen within 24 months from the date of final approval of this request.
- He will file a surety and performance bond, or savings account assignment bond, or cash bond in the amount stipulated in the approval by the Planning and Zoning Commission.
- He will convey to the Town by warranty deed all parcels of land for roads and for open space required by the Planning and Zoning Commission.
- He will grant to the Town perpetual unrestricted easements for drainage rights-of-way, and for areas designated as open space.
- He is familiar with the Zoning Regulations and the Subdivision Regulations of the Town and that this subdivision meets all requirements therein.
- He authorizes members of the Commission and Town staff to walk on the property for purposes of site inspections associated with this application.

Dated this 24 day of MAY, 2023

Signature of Owner(s) WHITE BUZZIENA & 05/24/2023

Signature of Applicant(s) Department Signed 05/24/2023



TOWN OF GOSHEN

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

Planning and Zoning Commission

CERTIFIED MAIL RETURN RECEIPT REQUESTED

July 3, 2023

William Colby
4 Brynmoor Court
Goshen, CT 06756

RE: William Colby for Buzziena White, 192 Kubish Road, 1 lot subdivision.

Dear Mr. Colby:

At their June 27, 2023 regular meeting, the Planning and Zoning Commission convened for the above-referenced application.

The Commission voted unanimously to approve the application as per all oral and written testimony including:

- Approval From Inland Wetlands and Watercourses. This approval constitutes a favorable report to the PZC.
- Approval from Torrington Area Health.
- Subdivision Plan Dated 2/20/23, revised 5/26/23, Map 5029/3628/004
- Memo from Martin Connor, AICP dated 6/23/23

This approval is subject to the following waivers and conditions:

WAIVERS/CONDITIONS:

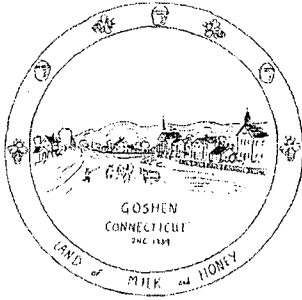
1. Waiver of Section VIII of the Subdivision Regulations regarding Open Space and Recreation Area.
2. Site Development and Septic Plans
3. Placing pins and monuments in accordance with the plan.

This decision was publicly noticed in *The Republican-American* on July 3, 2023. Please feel free to contact me at the above-referenced phone number with any questions or concerns.

Sincerely,

Martin J. Connor, AICP
Town Planner/ Zoning Enforcement Officer

MJC/lfc



TOWN OF GOSHEN

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

Martin J Connor, AICP, Town Planner/Zoning and Inland Wetlands Enforcement Officer

To: Planning & Zoning Commission
From: Martin J. Connor, AICP
Subject: William Colby for Buzziena White, 192A Kubish Road, 1-lot Subdivision, Tax Assessor's Map 08-002-011-00
Date: June 23, 2023

William Colby has filed a Subdivision application for property owned by Buzziena & Buzziena Mary White, 192A Kubish Rd., Tax Assessor's Map 08-002-011-00. The property is located in the RA-5 Zone and is 77.179 acres in size. The property has frontage on both Kubish Road and East Cornwall Road. It is presently used for agricultural purposes. The applicants propose to divide the land into 2 lots, only one of which, lot 1, will be a building lot. Lot 2 will not be a building lot. It would be approved for agricultural purposes only. The final Recording Mylar Map will be marked "For Agricultural Purposes Only." For lot 2 to become a building lot in the future it will need to be approved by the Commission as a resubdivision. Building lot 1 is proposed to be 10.783 acres in size with 2.81 acres of buildable land and 953.56 feet of lot frontage on East Cornwall Road. Proposed lot 2 will be 66.396 acres in size, with road frontage along Kubish Rd. Lot 1 exceeds the required minimum lot size and required road frontage for a lot in the RA-5 Zone. Lot 1 currently as a driveway for agricultural purposes.

The applicants have submitted plans titled, "Subdivision Map, Prepared for Edward Pogodzienski, East Cornwall and Kubish Roads, Goshen, Connecticut," dated 2/20/23, revised, 5/26/23, Pages 1-2, by Berkshire Surveying, LLC, and "Site Development / Septic Plan, Buzziena White / Silene White, 192 Kubish Rd., Goshen, Connecticut," dated 4/5/23, revised, 5/22/23, Sheets CS101 & 501. Also submitted is a letter from Richard Rossi, Sanitarian, Torrington Area Health District to the Commission, dated 5/22/23, approving the proposed subdivision for subsurface sewage disposal purposes. I have met with the owner, applicants, surveyor, and project engineer. I have also made a site visit to the property.

In reviewing the application and plans I have the following comments:

1. The Inland Wetlands Commission reviewed the proposed subdivision and granted approval at their June 1, 2023, meeting. This approval constitutes a favorable report to the PZC.
2. The Project Description notes on the on Map and Site Development / Septic Plan, Sheet CS 101, needs to be corrected to indicate that lot 1 is 10.783 acres

in size not 6.777 acres. Also, the word "East" should be inserted in front of Cornwall Road on Sheet CS 101. The correct address according to the Tax Assessor is 192A Kubish Rd. The Title Block should be corrected with the address as 192A Kubish Rd.

3. The title blocks for the Subdivision Map and Site Development / Septic Plan, don't match. Edward Pogodzienski is not the property owner or applicant. He is Buzziena White (Silene White's) partner. I would recommend the Final Recording Mylar Map, sheets 1 & 2, be corrected to list "Buzziena White" in the Title Block not "Edward Pogodzienski." The owner's information is correctly listed however in the "Notes" on Sheet 1 of the Subdivision Map.
4. The project engineer has demonstrated on the Site Development / Septic Plan, that lot 1 can support a house that meets the zoning setback requirements, that a code complying septic system, reserve septic system, well, and driveway all can be built on proposed building lot 1.
5. The Project Engineer, William Colby should write a letter to the Commission requesting a waiver of having to provide an Open Space and Recreation Area, in accordance with Section VIII of the Subdivision Regulations. I would support such a request since lot 1 is twice the minimum lot size for the RA-5 Zone and lot 2 is not a building lot, is 66.36 acres in size and must remain agricultural land unless approved as a resubdivision in the future. A driveway currently exists on lot 1 that had previously been approved for agricultural access.

Conclusion

In my opinion the Commission can make a finding that the application, maps, plans, and accompanying documents conform to the requirements of the Zoning and Subdivision Regulations. I recommend that the waiver request of providing Open Space and Recreation Area, in accordance with Section VIII of the Subdivision Regulations, be approved as lot 2 is 66.6 acres in size and is proposed for agricultural purposes only and must remain so unless a resubdivision is approved. Proposed lot 1 is twice the minimum lot size. **I recommend that the Subdivision Application be approved with the following conditions:**

1. Prior to endorsement of the Final Subdivision Plan, the applicant's surveyor shall set the pins and monuments as shown on the Subdivision Plan and submit a letter to the Town Planner attesting that these pins and monuments have been set in accordance with the Plan.
2. The Subdivision Map and Site Development / Septic Plan shall be corrected as indicated above.