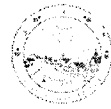




TOWN OF GOSHEN, CT



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

05/24/2023

SUBDIVISION APPLICATION

Draft

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

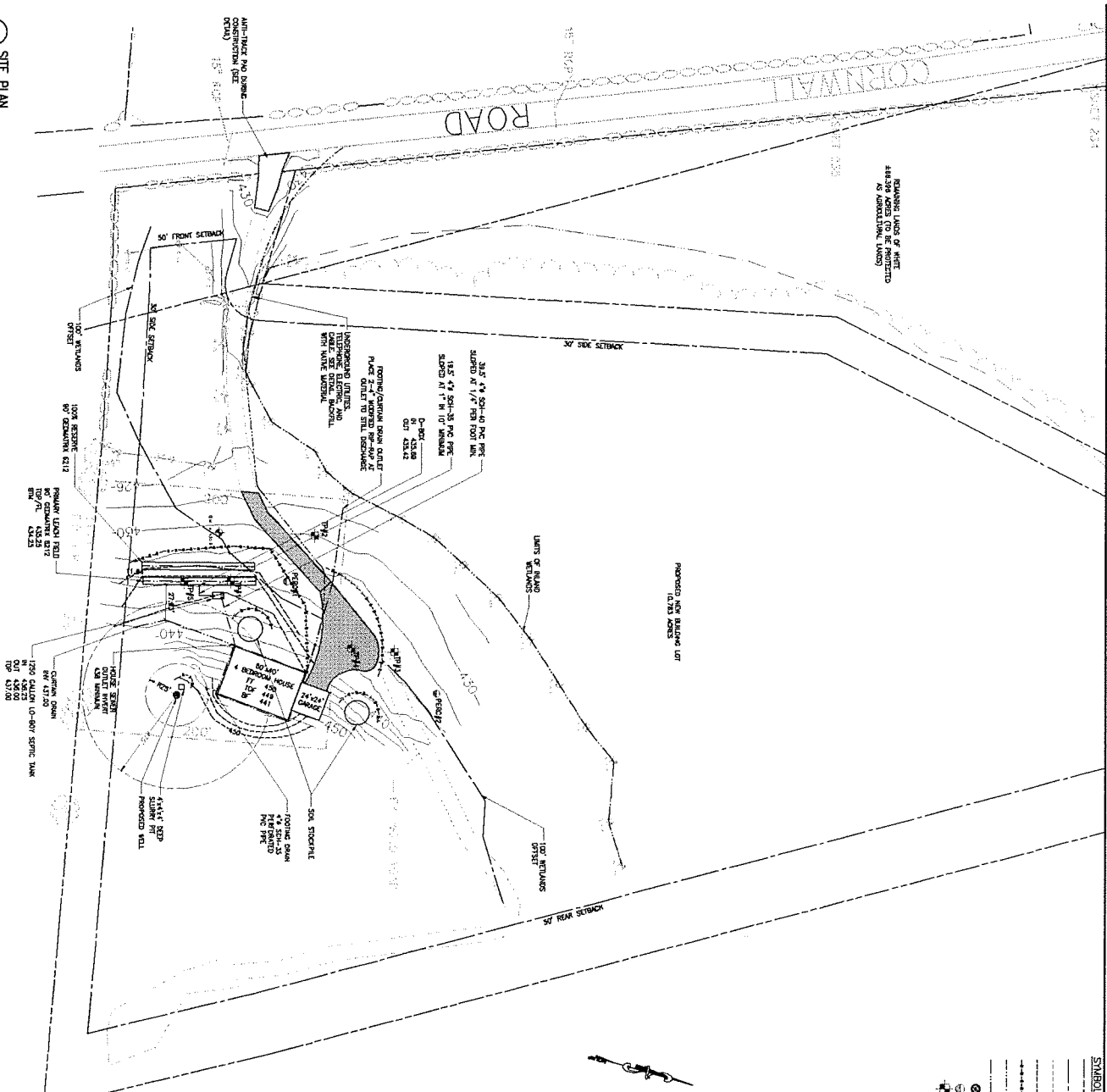
The undersigned hereby applies for the approval of the Plan for the aforesaid subdivision and development and in consideration of such approval, covenants and agrees with the Town, as represented by the Planning and Zoning Commission, that:

- 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

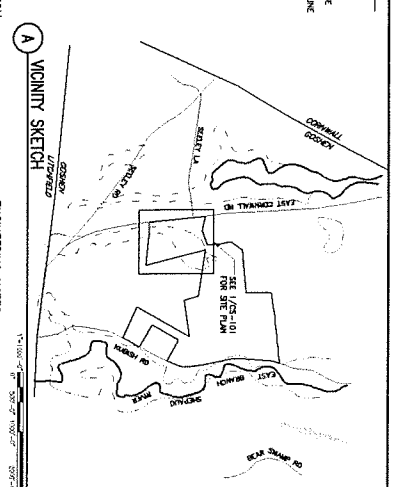
Signature of Owner(s) WHITE BUZZIENA & 05/24/2023

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



SYMBOL'S LEGEND

- BOUNDARY LINE
- SETBACK LINE
- EXISTING TYPED LINE
- PROPOSED TYPED LINE
- SLOPE
- UNIT LINE
- STAIR LINE
- WALL
- PRODUCTION TEST
- TEST PIT



A VICINITY SKETCH

PROJECT DESCRIPTION

The subject property is unimproved land on the east side of East Cornwall Road in Goshen, CT. This plan proposes the construction of a proposed building on the subject property. The subject property is located on the east side of East Cornwall Road in Goshen, CT. The subject property is located on the east side of East Cornwall Road in Goshen, CT. The subject property is located on the east side of East Cornwall Road in Goshen, CT.

PROJECT DESCRIPTION

The subject property to be developed consists of a parcel of land located on the east side of East Cornwall Road in Goshen, CT. The subject property is located on the east side of East Cornwall Road in Goshen, CT. The subject property is located on the east side of East Cornwall Road in Goshen, CT.

CONSTRUCTION PHASING SEQUENCE

1. UTILITIES
2. EXCAVATION
3. FOUNDATION
4. ROOFING
5. WALLS
6. INTERIORS
7. EXTERIORS
8. LANDSCAPING
9. FINISHES
10. UTILITIES
11. INSTALLATION
12. COMPLETION
13. INSPECTION
14. OCCUPANCY
15. MAINTENANCE
16. DEMOLITION
17. RECONSTRUCTION

ENGINEERING NOTES

1. THE DESIGNER HAS ASSUMED THAT THE SOILS ARE AS SHOWN ON THE ATTACHED SOIL TEST REPORT.
2. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION DESIGN IS BASED ON THE ATTACHED SOIL TEST REPORT.
3. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION DESIGN IS BASED ON THE ATTACHED SOIL TEST REPORT.
4. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION DESIGN IS BASED ON THE ATTACHED SOIL TEST REPORT.
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12. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION DESIGN IS BASED ON THE ATTACHED SOIL TEST REPORT.
13. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION DESIGN IS BASED ON THE ATTACHED SOIL TEST REPORT.
14. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION DESIGN IS BASED ON THE ATTACHED SOIL TEST REPORT.

DESIGN CALCULATIONS PROPOSED LOT

DESIGN BASIS	1.0000
PRODUCTION RATE	1.0000
DESIGN BASIS	1.0000
PRODUCTION RATE	1.0000
DESIGN BASIS	1.0000
PRODUCTION RATE	1.0000

SELECT SAND FILL REQUIREMENTS

SIZE	1/2"	100%
SIZE	3/8"	100%
SIZE	3/4"	100%
SIZE	1"	100%
SIZE	1 1/2"	100%
SIZE	2"	100%
SIZE	3"	100%
SIZE	4"	100%
SIZE	6"	100%
SIZE	12"	100%

ASIM C31 REQUIREMENTS

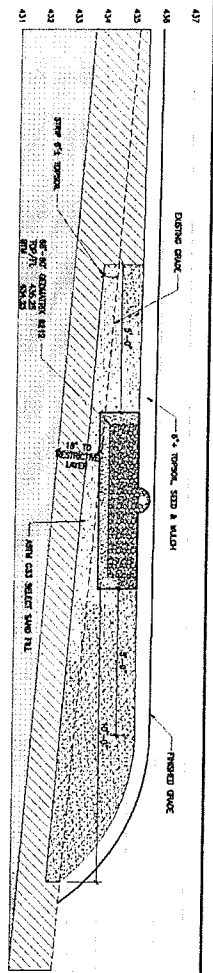
SIZE	1/2"	100%
SIZE	3/8"	100%
SIZE	3/4"	100%
SIZE	1"	100%
SIZE	1 1/2"	100%
SIZE	2"	100%
SIZE	3"	100%
SIZE	4"	100%
SIZE	6"	100%
SIZE	12"	100%

CEC Colby Engineering And Consulting, LLC
 4 BRYNMOOR COURT
 GOSHEN, CONNECTICUT 06756
 (860) 491-9664

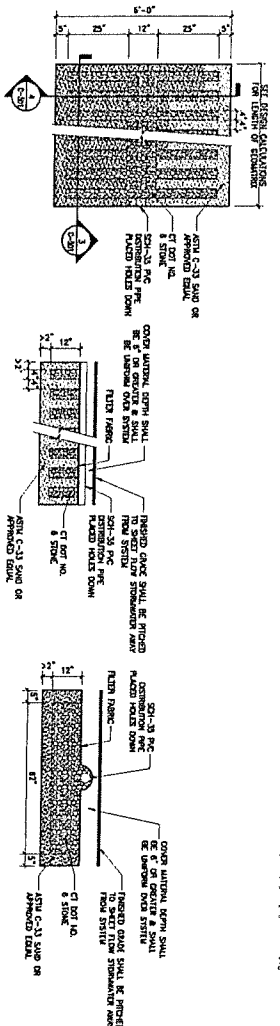
DES'D BY :	WCC
APP'D BY :	WCC
DRAWN BY :	JMM,BLS
SCALE :	AS-NOTED
DATE :	04-05-23

SITE DEVELOPMENT / SEPTIC PLAN
BUZZIENNA WHITE / SILENE WHITE
 192 KUBISH ROAD
 COSHEN, CONNECTICUT

23026
 CS-101



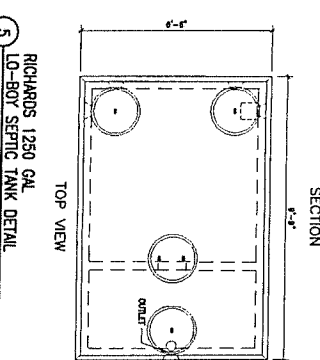
1 SYSTEM PROFILE SECTION



2 GEOMATRIX 6212 PLAN DETAIL

3 GEOMATRIX 6212 CROSS SECTION DETAIL

4 GEOMATRIX 6212 SECTION DETAIL



5 RICHARDS 1250 GAL. LO-BOY SEPTIC TANK DETAIL

TEST PIT #1

TESTING DATE: 9/11/2023

TESTING LOCATION: Well, Village Road

DEPTH	SOIL DESCRIPTION
0-1'	ORGANIC MEDIUM LINTIL
1-1'	ORGANIC MEDIUM LINTIL
1-1'	ORGANIC MEDIUM LINTIL
MOISTURE	1% WETNESS - 1%
MOISTURE	1% WETNESS - 1%
MOISTURE	1% WETNESS - 1%

TESTING DATE: 9/11/2023

TESTING LOCATION: Overall, Village Road

DEPTH	SOIL DESCRIPTION
0-1'	ORGANIC MEDIUM LINTIL
1-1'	ORGANIC MEDIUM LINTIL
1-1'	ORGANIC MEDIUM LINTIL
MOISTURE	1% WETNESS - 1%
MOISTURE	1% WETNESS - 1%
MOISTURE	1% WETNESS - 1%

TEST PIT #2

TESTING DATE: 9/11/2023

TESTING LOCATION: Overall, Village Road

DEPTH	SOIL DESCRIPTION
0-1'	ORGANIC MEDIUM LINTIL
1-1'	ORGANIC MEDIUM LINTIL
1-1'	ORGANIC MEDIUM LINTIL
MOISTURE	1% WETNESS - 1%
MOISTURE	1% WETNESS - 1%
MOISTURE	1% WETNESS - 1%

TEST PIT #3

TESTING DATE: 9/11/2023

TESTING LOCATION: Overall, Village Road

DEPTH	SOIL DESCRIPTION
0-1'	ORGANIC MEDIUM LINTIL
1-1'	ORGANIC MEDIUM LINTIL
1-1'	ORGANIC MEDIUM LINTIL
MOISTURE	1% WETNESS - 1%
MOISTURE	1% WETNESS - 1%
MOISTURE	1% WETNESS - 1%

TEST PIT #4

TESTING DATE: 9/11/2023

TESTING LOCATION: Well, Village Road

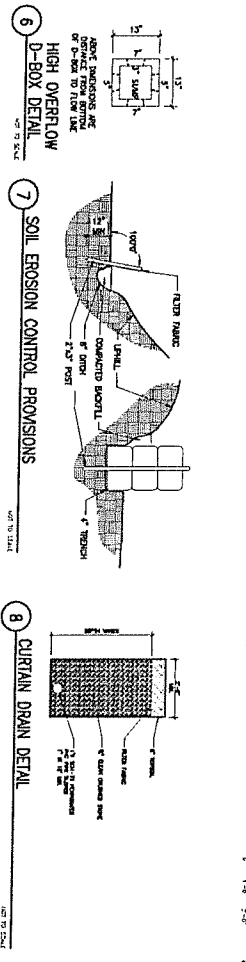
DEPTH	SOIL DESCRIPTION
0-1'	ORGANIC MEDIUM LINTIL
1-1'	ORGANIC MEDIUM LINTIL
1-1'	ORGANIC MEDIUM LINTIL
MOISTURE	1% WETNESS - 1%
MOISTURE	1% WETNESS - 1%
MOISTURE	1% WETNESS - 1%

TEST PIT #5

TESTING DATE: 9/11/2023

TESTING LOCATION: Well, Village Road

DEPTH	SOIL DESCRIPTION
0-1'	ORGANIC MEDIUM LINTIL
1-1'	ORGANIC MEDIUM LINTIL
1-1'	ORGANIC MEDIUM LINTIL
MOISTURE	1% WETNESS - 1%
MOISTURE	1% WETNESS - 1%
MOISTURE	1% WETNESS - 1%

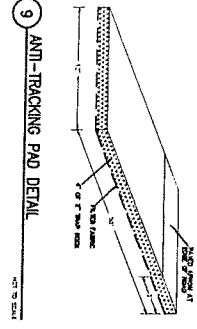


6 HIGH OVERFLOW D-BOX DETAIL

7 SOIL EROSION CONTROL PROVISIONS

8 CURTAIN DRAIN DETAIL

9 TELEPHONE CABLE & ELECTRIC TRENCH DETAIL



9 ANTI-TRACKING PAD DETAIL

PERCOLATION TEST #1

TESTING DATE: 9/11/2023

TESTING LOCATION: Well, Village Road

TIME	WATER DEPTH
0	12.0"
10	11.5"
20	11.0"
30	10.5"
40	10.0"
50	9.5"
60	9.0"
70	8.5"
80	8.0"
90	7.5"
100	7.0"

PERCOLATION TEST #2

TESTING DATE: 9/11/2023

TESTING LOCATION: Overall, Village Road

TIME	WATER DEPTH
0	12.0"
10	11.5"
20	11.0"
30	10.5"
40	10.0"
50	9.5"
60	9.0"
70	8.5"
80	8.0"
90	7.5"
100	7.0"

PERCOLATION TEST #3

TESTING DATE: 9/11/2023

TESTING LOCATION: Overall, Village Road

TIME	WATER DEPTH
0	12.0"
10	11.5"
20	11.0"
30	10.5"
40	10.0"
50	9.5"
60	9.0"
70	8.5"
80	8.0"
90	7.5"
100	7.0"



TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790

Phone (860) 489-0436 ♦ Fax (860) 496-8243 ♦ E-mail info@tahd.org ♦ Web www.tahd.org

"Promoting Health & Preventing Disease Since 1967"

May 22, 2023

Goshen Planning & Zoning
Town Hall
Goshen, Ct. 06756

Dear Commission Members:

The following correspondence concerns itself with a proposed single lot subdivision within the town of Goshen and located along the east side of East Cornwall Rd. The parcel being reduced (Lot 2) consisting of approximately 66.39 acres and owned by Buzzienna and Silene White, is shown on a map submitted by William Colby, P.E. and dated as revised, May 10, 2023. Deep hole and percolation test data was also included and dated January 19, 2023. The intent of the project is to create a new parcel to be known as Lot 1 and consisting of 10.783 acres. As a result of this material review and field evaluation, we are in agreement with Mr. Colby's assessment that this proposal can occur without problem to the reduced Lot 2 for which both primary and reserve septic systems are identified. Wetlands, ledge and a seasonal high ground water table appear to pose no problem for this parcel. Finally, prior to issuance of any septic permit, an individual sanitary design prepared by a professional engineer must be submitted for review and approval to this department.

If you should have any questions, please do not hesitate to call this office.

Sincerely,

A handwritten signature in cursive script that reads "Richard Rossi".

Richard Rossi
Torrington Area Health District