

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

Total Fee: 75.00

Draft

File no: _____
Received: _____
Approved: _____
Denied: _____
Fee Paid: _____

**APPLICATION FOR INLAND WETLANDS
AND WATERCOURSES PERMIT**

02/15/2023

Draft

Site Location 260 EAST HYERDALE DRIVE Assessors Map 05 Lot 007 00 Zone WL

Total Parcel Acreage 8.87 Total Area of Wetlands Disturbance 0

Owner of Record <u>WOODRIDGE LAKE PROPERTY OWNERS ASSOC INC</u> (W) <u>8604913224</u>
Mailing Address <u>260 EAST HYERDALE DRIVE GOSHEN, CT 06756</u>
Email Address <u>Ed.dutka@woodridgelakelcom</u>

Applicant <u>Edward Dutka</u> Tel: (H) _____ (W) <u>8604913224</u>
Mailing Address <u>260 East Hyerdale Drive Goshen CT 06756</u>
Email Address <u>info@woodridgelake.com</u>

Agent/Lessee _____ Tel:(H) <u>8604913224</u> (W) _____
Mailing Address _____
Email Address <u>Ed.dutka@woodridgelakelcom</u>

To the Inland Wetlands and Watercourses Commission:

I, Edward Dutka, hereby apply for an Inland Wetlands and Watercourses Permit, pursuant to Section(s) _____ of the Inland Wetlands and Watercourse Regulations for:

(describe proposed regulated activities)

To add 2 20 foot tie up moorings to the Dam shoreline area.

The undersigned hereby applies for an Inland Wetland and Watercourses Permit for the property described herein and confirms that:

- 1) He/She is familiar with the currently effective Inland Wetlands and Watercourse Regulations of the Town.
- 2) The statements and representation contained herein and in all supporting documents are true to the best of his/her knowledge.
- 3) By making this application, he/she gives permission to the Inland Wetlands and Watercourses Commission or its representative to enter the portions of the applicant's premises, which are the subject of this application for the purpose of inspection and investigation and otherwise evaluating the merits of the application.

WOODRIDGE LAKE PROPERTY OWNERS ASSOC INC
Signature of Owner

Signature of Agent/Lessee

Edward Dutka
Signature of Applicant

Nature and Purpose of Project: Add space for a few members to tie up their vessels in the dam area.

Applicant's Interest in Property: OWNER

Is there a conservation or preservation easement on any part of this property? YES NO

Total Property Acreage: 8.87 Total Acreage of Development: 8.87

Total Acreage of Wetlands on Site: 0 Total Acreage Altered: 0

Total Acreage of Open Water Body on Site: 0 Total Acreage Altered: 0

Total Linear Feet of Watercourses on Site: 1000+ Total Linear Feet Altered: 40 ft

Total Buffer/Upland Review Area Altered: .005

Total Area of Wetlands and/or Watercourses Restored, Enhanced, or Created: 40 ft

Were there prudent and feasible alternatives to the proposed wetland, watercourse, and upland review area alterations? YES NO

If yes, what were they?

If no, why not? Research the building of additional dock space but have determined that it's not possible. Trying to accommodate a few members from our dock wating list.

Is this property within 500 feet of a town line? YES NO

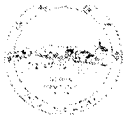
(If yes, the applicant must notify the adjacent municipal wetlands agency by certified mail, return receipt requested, on the same day of filing this application with the Inland Wetlands Commission/Land Use Office. Documentation of this notice shall be provided to the Commission.)

Does any portion of this proposed project fall within a Public Watershed Protection Zone (R-WP)? YES NO

(If yes, the applicant must notify the Water Company by certified mail, return receipt requested, on the same day of filing this application with the Inland Wetlands Commission/Land Use Office. Documentation of this notice shall be provided to the Commission.)

APPLICATION TYPE:

- Basic Application Permit Extension/Transfer Agent Determination
Declaratory Ruling Subdivision Lots After-the-Fact Activity



Town of Goshen, CT

Property Listing Report

Map Block Lot

05-004-007-00

Building # 1

PID

554

Unique ID

00055900

Property Information

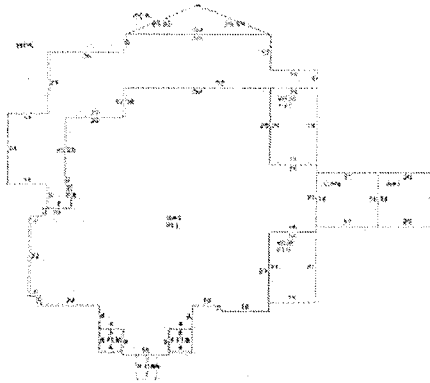
Property Location	260 EAST HYERDALE DRIVE
Owner	WOODRIDGE LAKE PROPERTY OWNERS ASSOC INC
Co-Owner	CLUBHOUSE, POOL & MARINA
Mailing Address	PO BOX 11 GOSHEN CT 06756
Land Use	326 Rest/Club
Land Class	C
Zoning Code	WL
Census Tract	

Neighborhood	90
Acreage	8.87
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Book / Page	0158/0534
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	2003
Building Desc.	Rest/Club
Building Style	Clubs/Lodges
Building Grade	B-
Stories	1
Occupancy	1.00
Exterior Walls	Vertical
Exterior Walls 2	Wood Shingle
Roof Style	Gable
Roof Cover	Asph/F Gls/Cmp
Interior Walls	Drywall/Sheet
Interior Walls 2	NA
Interior Floors 1	Carpet
Interior Floors 2	Wood/Asphalt

Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Central
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	NA
Kitchen Style	NA
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Gar	0
Fireplaces	0

(*Industrial / Commercial Details)

Building Use	Commercial
Building Condition	A
Sprinkler %	NA
Heat / AC	Heat/AC Split
Frame Type	Wood Frame
Baths / Plumbing	Average
Ceiling / Wall	Sus-Ceil & WL
Rooms / Prtns	Average
Wall Height	8.00
First Floor Use	NA
Foundation	NA



Town of Goshen, CT

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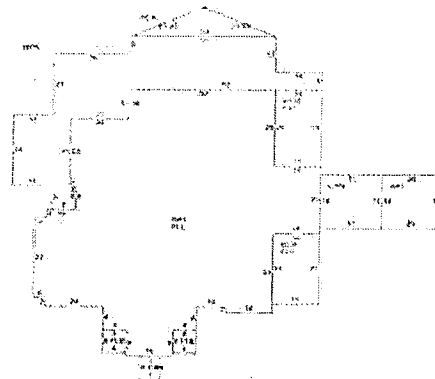
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Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	NA
Kitchen Style	NA
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Gar	0

(*Industrial / Commercial Details)

Building Use	Commercial
Building Condition	A
Sprinkler %	NA
Heat / AC	Heat/AC Split
Frame Type	Wood Frame
Baths / Plumbing	Average
Ceiling / Wall	Sus-Ceil & WL
Rooms / Prtns	Average
Wall Height	8.00
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Foundation	NA



Town of Goshen, CT

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Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Buildings	1200900	840630	First Floor	6496	6496
Extras	170000	119000	Canopy	434	0
Improvements			Finished Lower Level	6264	6264
Outbuildings	552800	386960	Finished Storage	416	0
Land	2237650	1566360	Patio - Brick	384	0
Total	4161350	2912950	Wood Deck	3156	0

Sub Areas

Outbuilding and Extra Features

Type	Description
Fireplace	1.00 Units
Basketball Court	1.00 Units
Tennis Court	8.00 Units
InGround Pool	4800.00 S.F.
Comm Bth Hse	375.00 S.F
Comm Bth Hse	375.00 S.F
Shed	396.00 S.F.
Paving Asph.	40000.00 S.F.
Shed	288.00 S.F.
Patio	1248.00 S.F.

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	6496	6496
Canopy	434	0
Finished Lower Level	6264	6264
Finished Storage	416	0
Patio - Brick	384	0
Wood Deck	3156	0
Total Area	17150	12760

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
WOODRIDGE LAKE PROPERTY OWNERS ASSOC INC	0158/0534	09/24/2007	0
WOODRIDGE LAKE PROPERTY	0053/0246	05/23/1975	0



L Clinton <lclinton@goshenct.gov>

FW: boat mooring for clubhouse area

1 message

Martin Connor <landuse@goshenct.gov>
To: L Clinton <lclinton@goshenct.gov>

Thu, Feb 16, 2023 at 10:42 AM

We have the drawings showing where the 2 different moorings will go on the shorelines. Best, Marty

From: Martin Connor <landuse@goshenct.gov>
Sent: Thursday, February 16, 2023 10:34 AM
To: 'Ed Dutka' <Ed.Dutka@woodridgelake.com>
Subject: RE: boat mooring for clubhouse area

Ok just picnic island and dam. Disregard the additional drawing. Thanks, Marty

From: Ed Dutka <Ed.Dutka@woodridgelake.com>
Sent: Thursday, February 16, 2023 10:39 AM
To: Martin Connor <landuse@goshenct.gov>
Subject: RE: boat mooring for clubhouse area

Good Morning – We are not adding any new moorings to that area. Ed

From: Martin Connor <landuse@goshenct.gov>
Sent: Thursday, February 16, 2023 10:29 AM
To: Ed Dutka <Ed.Dutka@woodridgelake.com>
Subject: FW: boat mooring for clubhouse area

Hi Jon and Ed, I have the drawing showing the moorings for the dam and picnic island but not extra mooring by the parking lot/clay tennis courts. Can Jon highlight those on a drawing as well and drop it off next Tuesday or Thursday morning for the Land Use Secretary Lori? She'll be doing the agenda for the IWC Meeting scheduled for Thursday 3/2/23 at 7:15 pm Town Hall. Thanks, Marty

Martin J. Connor, AICP

Town Planner, Zoning & Wetlands Enforcement Officer

Town of Goshen

42 North Street

2/21/20 .1

Town of Goshen CT Mail - FW: boat mooring for clubhouse area

Goshen, CT 06756

860-491-2308 EXT 232