

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

Total Fee: 175.00

Draft

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

**APPLICATION FOR INLAND WETLANDS
 AND WATERCOURSES PERMIT**

05/24/2023

Draft

Site Location 26 FLORA ROAD Assessors Map 07 Lot 018 00 Zone RA-5

Total Parcel Acreage .48 Total Area of Wetlands Disturbance 0

Owner of Record LINDA MERCHANT Tel: (H) 860-940-5193 (W) _____

Mailing Address 45 SAWMILL RD PLYMOUTH, CT 06782

Email Address smerchsr@yahoo.com

Applicant LINDA MERCHANT Tel: (H) 860-940-5193 (W) _____

Mailing Address 45 SAWMILL RD PLYMOUTH, CT 06782

Email Address green@rga-
ct.com

Agent/Lessee JOSEPH GREEN Tel:(H) _____ (W) 860-589-0135

Mailing Address 6 OLD WATERBURY RD TERRYVILLE, CT 06786

Email Address green@rga-
ct.com

To the Inland Wetlands and Watercourses Commission:

I, LINDA MERCHANT, hereby apply for an Inland Wetlands and Watercourses Permit, pursuant to Section(s) **SECTION 6** of the Inland Wetlands and Watercourse Regulations for:

(describe proposed regulated activities)

SEPTIC SYSTEM, PLASTIC SHED, WOOD SHED WITH DECK, WELL, DRIVEWAY

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.

LINDA MERCHANT
Signature of Owner

JOSEPH GREEN
Signature of Agent/Lessee

LINDA MERCHANT
Signature of Applicant

Nature and Purpose of Project: SEPTIC SYSTEM, PLASTIC SHED, WOOD SHED WITH DECK, WELL, DRIVEWAY

Applicant's Interest in Property: OWNER

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

Total Property Acreage: 0.48 Total Acreage of Development: 0.48

Total Acreage of Wetlands on Site: 0 Total Acreage Altered: 0.2

Total Acreage of Open Water Body on Site: 0.007 Total Acreage Altered: 0.2

Total Linear Feet of Watercourses on Site: 0 Total Linear Feet Altered: 0

Total Buffer/Upland Review Area Altered: 0.06

Total Area of Wetlands and/or Watercourses Restored, Enhanced, or Created: 0

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? WOOD SHED WAS PRE-EXISTING, SEPTIC SYSTEM CANNOT BE ANY CLOSER TO FLORA ROAD AND WELL CANNOT BE MOVED DUE TO SEPTIC SYSTEM.

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

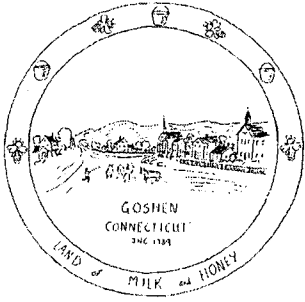
(If yes, the applicant must notify the adjacent municipal wetlands agency by certified mail, return receipt requested, on the same day of filing this application with the Inland Wetlands Commission/Land Use Office. Documentation of this notice shall be provided to the Commission.)

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

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

REQUEST FOR VOLUNTARY COMPLIANCE

April 20, 2023

Linda Merchant
46 Sawmill Road
Plymouth, CT 06786

Re: Accessory Buildings – no permits, 26 Flora Road

Dear Ms. Merchant:

It has been brought to the attention of this office that you have constructed 3 accessory buildings on your property without the necessary Inland Wetlands, Zoning, Torrington Area Health District and Building Permits. One of the buildings, "The Studio," includes a deck and stairs and appears to have a bedroom and bathroom. This building does not appear to meet the required Zoning setbacks for an accessory building – studio. The building must at a minimum be 50 feet from the front property line, 30 feet from the side property lines and 75 feet from the shoreline. Any buildings within 100 feet of Tyler Lake or a wetlands soil must be approved by the Inland Wetlands Commission. The pre-built plastic sheds, if they are maintenance sheds, must be a minimum of 10 feet from a front or side property line and a minimum of 50 feet from the shoreline under Section 3.8 of the Zoning Regulations (with approval from the Inland Wetlands Commission.) I have met with the Building Official, Chris Zibell, and Richard Rossi, Sanitarian, Torrington Area Health District and neither of them have issued permits for any of these buildings.

I am requesting that you take the following actions within 30 days:

1. Have an A-2 Survey completed to locate the "Art Barn" on your property.
2. Contact the Torrington Area Health District regarding approval for three structures including the water supply / illegal bathroom hookup to the "Art Barn."
3. Discontinue using the "Art Barn" for living quarters until all necessary, Zoning, Wetlands, Torrington Area Health District and Building Permits have been obtained.
4. Either remove or apply for Zoning Permits for the two pre-built plastic sheds and relocate them so that they are at a minimum 50 feet from the shoreline and 10 feet from your front and side property lines. Their proposed locations will need to be shown on the A-2 Survey.

5. If the Survey indicates that the Art Barn and attached deck do not meet the minimum setbacks, they will need to be removed or relocated after the necessary approvals noted above have been granted.

If you have any questions, please contact this office on Tuesday or Thursday mornings between 7:30 am and 10 am.

Sincerely yours,

Martin J. Connor, AICP, CZEO
Town Planner, Zoning and Wetlands Enforcement Officer

Cc: Chris Zibell, Building Official
Richard Rossi, TAHD

Date: Thursday, May 11, 2023 at 10:06 AM EDT

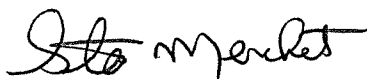
Dear Martin J Connor

I have received your voluntary compliance letter and I have done everything in the letter that you requested be done.

I have been working with Green Associates and they have told me they are working on getting the A-2 Survey completed however they will not get it done in time for the June 1st meeting. I will be in touch with your office as soon as I get the Survey in hand.

Sorry for the delay but Joe Green has assured me he is working on the paperwork and will get it done so we can comply with all the building permits.

Steve Merchant
26 Flora Rd
Goshen Ct





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Sincerely yours,

Martin J. Connor, AICP, CZEO
Town Planner, Zoning and Wetlands Enforcement Officer

Cc: Chris Zibell, Building Official
Richard Rossi, TAHD

N/F 30 FLORA ROAD, LLC

140.00' S44°35'30"E

166.03' S59°33'00"W

50' R.Y.

Existing House

6' x 3' PLASTIC DECK #26

30' SY.

30' SY.

PROPOSED DECK 7' x 8'

136.08' N61°10'07"E

6.7'

PROPOSED 8' x 12' SHED 5.18.23

50' R.Y.

46.0'

108.20' N33°02'00"W

APPROVED 5.18.23 [Signature]

IRON PIPE FOUND

33.80' N29°19'00"W

Existing Shed

Flora Rd, Catch Basin, Gasket

Catch Basin