



**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**

05/18/2023

**Draft**

Site Location 29 POND RIDGE DRIVE Assessors Map 05 Lot 037 09 Zone RA5

Total Parcel Acreage 6 Total Area of Wetlands Disturbance 6

Owner of Record <u>Rafal Galazyn</u>	Tel: (H) _____	(W) _____
Mailing Address <u>29 POND RIDGE DRIVE GOSHEN, CT 06756</u>		
Email Address _____		

Applicant <u>Rafal Galazyn</u>	Tel: (H) _____	(W) _____
Mailing Address <u>117 Hollyberry Ln Plainville CT 06062</u>		
Email Address <u>v.building@aol.com</u>		

Agent/Lessee _____	Tel:(H) _____	(W) _____
Mailing Address _____		
Email Address _____		

**To the Inland Wetlands and Watercourses Commission:**

I, Rafal Galazyn, 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)

Clear cut trees in regulated 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.

Rafal Galazyn  
 Signature of Owner

\_\_\_\_\_  
 Signature of Agent/Lessee

Rafal Galazyn  
 Signature of Applicant

Nature and Purpose of Project: LAND CLEARING IN REGULATED 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: 6 \_\_\_\_\_ Total Acreage of Development: 6 \_\_\_\_\_

Total Acreage of Wetlands on Site: 1 \_\_\_\_\_ Total Acreage Altered: 0 \_\_\_\_\_

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

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

Total Buffer/Upland Review Area Altered: 4156 \_\_\_\_\_

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?

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

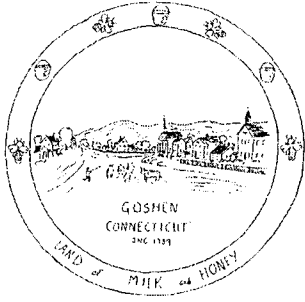
(If yes, the applicant must notify the Water Company by certified mail, return receipt requested, on the same day of filing this application with the Inland Wetlands Commission/Land Use Office. Documentation of this notice shall be provided to the Commission.)

APPLICATION TYPE:

\_\_\_\_\_ Basic Application \_\_\_\_\_ Permit Extension/Transfer \_\_\_\_\_ Agent Determination

\_\_\_\_\_ Declaratory Ruling \_\_\_\_\_ Subdivision Lots \_\_\_\_\_  After-the-Fact Activity

➔ [PermitLink](#)



## 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

Via Regular Mail and email

March 2, 2023

Rafal Galazyn  
Victoria Building LLC  
117 Hollyberry Lane  
Plainville, CT 06062

Re: 29 Pond Ridge Rd., Lot 9, erosion and sedimentation controls

Dear Mr. Galazyn,

I recently met with you onsite 2/16/23, regarding your house under construction and recent tree cutting activities. A neighbor had voiced concerns that you had cut down trees that were in a protected conservation area. When I visited your property, I discovered that you had not installed erosion controls as shown on your Site Plan that I approved in connection with your Zoning Permit #22-39 ZP. We discussed the need for their installation at this time. I received another complaint that these Erosion Controls have still not been installed.

In reviewing the approved Pond Ridge Subdivision Plan in my office, it appears that none of the conservation land deeded to the Goshen Land Trust in connection with the Subdivision approval is located on your lot 9. However, according to the subdivision map, at the west end of your lot there are inland wetlands soils that were identified and must be protected. The wetlands are not shown on your current site plan as the plan does not encompass your entire lot. It appears that the land clearing activities are outside of the regulated Inland Wetlands area, but these wetlands must still be protected. Any disturbance involving deposit or removal of soils or clearcutting of trees within 100 feet of these soils requires a permit from the Inland Wetlands Commission.

In order to comply with the Zoning Permit issued, I am requesting that you **properly install the silt fence shown on the site plan prepared by your engineer Jason Dismukes, P.E., within 15**

29 Pond Ridge Road  
Goshen, CT, 06756  
May 15, 2023

Goshen Town Hall  
Goshen, CT, 06756

Dear whom it may concern:

I am writing to explain myself on behalf of the After-the-Fact Inland Wetlands Application.

The reason for my mistake in regards to cutting down too many trees near a body of water is because the "Side Plans" I received from my engineer (Jason Dismukes LLC Consulting Engineering) only showed me half of the property instead of the full property. I was unaware of a wetland, therefore simply from the lack of knowledge, I did not think a permit was supposed to be obtained on my behalf from the Goshen Inland Wetlands Commission.

Thank you.

Rafal Galazyn  
860.857.2995  
rgalazyn@yahoo.com

**days of this letter.** In addition, please have Mr. Dismukes and/or your Surveyor determine if there has been any disturbance within the regulated area, 100 ft of the wetlands on your property, and submit a letter to this office regarding their determination. If it is determined that work has been done within the regulated area you are required to submit an after-the-fact application to the Inland Wetlands Commission.

Please contact my office when you have properly installed the silt fence as requested for inspection.

Sincerely yours,

*Martin J. Connor*

Martin J. Connor, AICP  
Certified Zoning & Wetlands Enforcement Officer

Cc: Todd Carusillo, 1<sup>st</sup> Selectman

## Martin Connor

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**From:** Martin Connor  
**Sent:** Tuesday, May 9, 2023 8:59 AM  
**To:** 'Rafal Galazyn'  
**Subject:** RE: Regulated Area Review - Letter & Exhibit\_Sent 5-4-2023.pdf

Hi Rafal, based on the letter and map you need to do the following:

1. Seed and mulch the disturbed areas within 100 feet of the wetlands.
2. File an After-the-Fact Inland Wetlands Application. Provide a letter explaining the nature of the work and why no permit was obtained from the Goshen Inland Wetlands Commission.

The application is available online at [www.goshenct.gov](http://www.goshenct.gov). and must be completed using Goshen's Online Permitting System :

<https://www.goshenct.gov/land-use-official/pages/land-use-online-permitting-system-guidelines>

The fee is \$235.00

3. Appear before the Goshen Inland Wetlands Commission at their next scheduled meeting Thursday, June 1, 2023, at 7:15 pm.

The meeting will be held live at Town Hall and via Zoom.

Sincerely,

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



PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS

Rafal Galazyn  
Victoria Building LLC  
117 Hollyberry Lane  
Plainville, CT 06062

May 4, 2023

Re: 29 Pond Ridge Road, Lot 9, Goshen, CT., Clearing & Disturbance with in the 100' Upland Review

Dear Mr. Galazyn,

Per your request, on May 05, 2023, we conducted a site visit to locate the clearing and disturbance limits of the above-mentioned property. Based on these locations, please review the attached "EXHIBIT" depicting an area of clearing & disturbance. Based on the letter you provided from the Town Planner/ Zoning and Inland Wetlands Enforcement Officer there is an area of clearing and disturbance within 100' of the wetlands of approximately 4,176 sq.ft..

Upon review, please contact me with any questions.

Adam Hoffman, L.S. #15168  
Godfrey Hoffman Hodge, LLC  
Professional Land Surveyors & Civil Engineers

# APPLICATION FOR A ZONING PERMIT

## TOWN OF GOSHEN, CT

42A North Street Goshen, CT 06756 PHONE: (860) 491-2308



APPLICATION DATE: 08/11/2022 FEE RCVD.: 85.00 BY: ISSUED: 08/23/2022 PERMIT #: 22-39ZP

PURPOSE OF PERMIT: Dwelling DIMENSIONS: 108 x 74 x 35

EXPANSION OF EXISTING USE/CHANGE OF USE: Dwelling

STREET LOCATION: 29 POND RIDGE DRIVE MAP: 05 BLK: 006 LOT: 037 09

IS THIS PROPERTY IN PA490? No YEAR CLASSIFIED:

APPLICANT'S NAME: Rafal Galazyn ADDRESS: 117 Hollyberry In Plainville CT 06062

PRIMARY CONTACT NAME: Rafal Galazyn PHONE NUMBER: 8608572995

PROPERTY OWNER'S NAME: Victoria Building Llc ADDRESS: 29 POND RIDGE DRIVE

APPROVED: Victoria Building Llc DATE: 08/16/2022 ACKNOWLEDGED: Rafal Galazyn DATE: 08/11/2022  
Property Owner Applicant

### LOT DESCRIPTION AND LOCATION OF STRUCTURE

LOT SIZE: 6.0 acres FRONTAGE ON ROAD: 50 ROAD IS: Town Owned

ZONING DISTRICT: RA5 PROPERTY USE: Single Family

IF PROPOSED DEVELOPMENT IS LOCATED ON APPROVED OR CONDITIONALLY APPROVED SUBDIVISION:

COPY OF MYLAR SUBMITTED:

### SETBACKS OF PROPOSED STRUCTURE

FRONT: 87 LEFT SIDE: 95  
REAR: 500 RIGHT SIDE: 91

Town Fee =	\$ 25.00
State Fee =	\$ 60.00
<b>TOTAL PERMIT FEE =</b>	<b>\$ 85.00</b>

### OTHER NECESSARY APPROVALS

WETLANDS PERMIT: No DATE APPROVED:

APPROVAL FROM HEALTH DEPARTMENT: Yes PLEASE ATTACH WRITTEN APPROVAL

DRIVEWAY PERMIT: No IF YES, DATE SUBMITTED TO HIGHWAY FOREMAN:

IF LOT IS 2.5 ACRES OR LESS, AN A-2 SURVEY PLOT PLAN MAY BE REQUIRED.

By signing this form, you agree to allow members of the commission and the agent access to the property to evaluate the application or conditions of the application.

If the information provided by the applicant subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

ZONING ENFORCEMENT OFFICER COMMENTS:

PERMIT ISSUED BY: Martin Connor  
Zoning Enforcement Officer

NAME: Martin Connor

DATE: 08/23/2022

*Handwritten signature/initials*





# 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](mailto:info@tahd.org) ♦ Web Address [www.tahd.org](http://www.tahd.org)

NEW	\$250.00	<input checked="" type="checkbox"/>
REPAIR	\$250.00	<input type="checkbox"/>

"Promoting Health & Preventing Disease Since 1967"

pd<sup>r</sup> 250

## SEPTIC SYSTEM APPLICATION & APPROVAL FORM 8-1-2022

STREET ADDRESS OF PLAN 29 Pond Ridge Drive TOWN Goshen <sup>25</sup> 3992

SUBDIVISION NAME Pond Ridge LOT # 9

ENGINEER NAME Jason Dismukes PHONE (860) 491-3456

ENGINEER-STREET ADDRESS PO Box 194 TOWN Goshen ZIP 06756

OWNER Victoria Building, LLC PHONE \_\_\_\_\_

MAILING ADDRESS 117 Hollyberry Ln TOWN Plainville ZIP 06062

### RESIDENTIAL STRUCTURE

NUMBER of BEDROOMS 5 TOILETS / SINKS in BASEMENT YES  NO ( ) GARBAGE GRINDER YES  NO ( )

JACUZZI or WHIRLPOOL YES ( ) NO  CAPACITY in GALLONS \_\_\_\_\_

\* If a future outdoor pool location is known at the time of the application it should be shown on design plan.

### COMMERCIAL OR NON-RESIDENTIAL

SQUARE FOOTAGE of BUILDING \_\_\_\_\_ NUMBER of EMPLOYEES \_\_\_\_\_ DESIGN FLOW \_\_\_\_\_

INTENDED USE \_\_\_\_\_

TOILETS / SINKS in BASEMENT YES ( ) NO ( )

CLOSEST PUBLIC WATER LINE \_\_\_\_\_ (feet)

UNDERGROUND STORAGE TANKS? YES ( ) NO ( )

This application must be accompanied by:

- The fee of **\$250.00**, (Returned Check Fee \$25)
- Two (2) sets of engineered plans and one (1) set of returnable floor plans for the building served.
- A copy of any easements or deed restrictions

Notes: This Approval Expires 12 Months From Date Of Issuance.

This Is Only A Plan Approval -Not A Permit To Construct - Installer Must Obtain A Separate Permit Prior To Any Work.

The applicant understands that the results of any tests conducted by or on behalf of the Torrington Area Health District are public information. The responsibility for the proper maintenance and operation of this septic system is entirely the owner's.

APPLICANT SIGNATURE Jason Dismukes (As Agent) DATE 8/1/22 PHONE \_\_\_\_\_

FOR HEALTH DISTRICT USE ONLY

APPLICATION # 17039 REVIEWED BY Ross APPROVAL DATE 8.3.22

**Torrington Area Health District  
350 Main St. - Suite A; Torrington, Ct 06790**

Permit #

**17039**

**T A H D Is A Equal Opportunity Provider  
Design Review For  
Subsurface Sewage Disposal System**

9	Pond Ridge Dr	Goshen	Pond Ridge		
Lot #	Street # Street Name	Town	Subdivision		
Victoria Building Llc	117 Hollyberry Lane	Plainville	Ct.		
Owner	Owner Address	Town	State	Zip	
		Jason Dismutes			
Owner Telephone		Agent's Name			
Jason Dismukes	14 Wellsford Drive	Goshen	Ct.	06756	
Engineer	Engineer Address	Town	State	Zip	

This Approval Indicates That The Proposal Has Been Reviewed By The Health District And Is In Compliance With Applicable Regulations As Contained In The Public Health Code For This Project.

Plan Date: January 28, 2022      Plan prepared by Jason Dismukes

Plan Approval Date: August 3, 2022      # Of Bedrooms: 5

<input galleries"="" high="" type="text" value="12"/>	<input type="text" value="1500"/>	<input type="text" value="9441"/>	<input type="text" value="80"/>
Septic System Type	Tank Size	Field Sq Ft.	Length Of Septic System

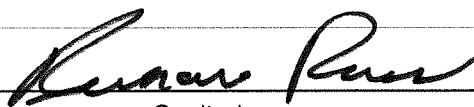
Approved       Plan Revision Required       Required       Not Required  
(2) Perk Tests In Fill By Engineer

**This is Not A Permit To Construct** A Subsurface Sewage Disposal System. The Permit To Construct Will Be Issued To The Licensed Septic System Installer Prior To Actual Construction. This Plan Approval Is Subject To Specific And General Conditions As Shown On This Form And/or The Approved Plan. **Please Read Them Carefully.**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Engineer Design            | <input checked="" type="checkbox"/> Select Fill Required | <input type="checkbox"/> As Below                                |
| <input checked="" type="checkbox"/> Percolation Test In Fill   | <input type="checkbox"/> Curtain Drain                   | <input checked="" type="checkbox"/> In Place Sieve Test Required |
| <input checked="" type="checkbox"/> Engineer As Built Required | <input type="checkbox"/> Engineer Supervision            | <input type="checkbox"/> Low Flow Water Treatment                |
| <input checked="" type="checkbox"/> Field Staking By Engineer  | <input type="checkbox"/> As-built Installer              |  |

Property = 6 acres.

Approved By: \_\_\_\_\_ Director Of Health

  
Sanitarian

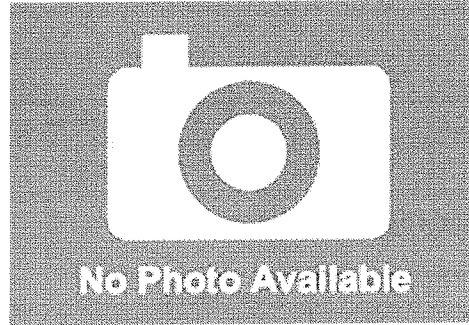


Property Information

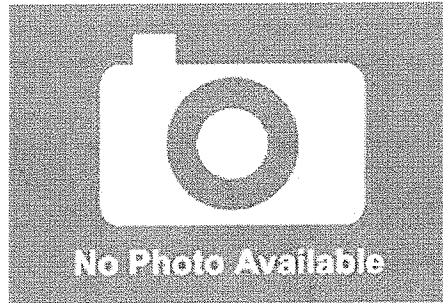
Property Location	29 POND RIDGE DRIVE
Owner	VICTORIA BUILDING LLC
Co-Owner	na
Mailing Address	117 HOLLYBERRY LANE PLAINVILLE CT 06062
Land Use	100 Vac Res Lnd
Land Class	R
Zoning Code	RA5
Census Tract	

Neighborhood	87
Acreage	6
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Book / Page	200/1172
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	0
Building Desc.	Vac Res Lnd
Building Style	UNKNOWN
Building Grade	
Stories	
Occupancy	
Exterior Walls	
Exterior Walls 2	NA
Roof Style	
Roof Cover	
Interior Walls	
Interior Walls 2	NA
Interior Floors 1	
Interior Floors 2	NA

Heating Fuel	
Heating Type	
AC Type	
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	Vacant
Building Condition	
Sprinkler %	NA
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA
Foundation	NA