

Total Fee: 175.00

**Draft**

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

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

**APPLICATION FOR INLAND WETLANDS  
AND WATERCOURSES PERMIT**

08/23/2022

**Draft**

Site Location MILTON ROAD Assessors Map 06 Lot 010 06 Zone RA-1

Total Parcel Acreage 3.4 Total Area of Wetlands Disturbance 0.5

Owner of Record <u>Fred Erik Nilsen</u> Tel: (H) <u>8608061159</u> (W) _____
Mailing Address <u>MILTON ROAD GOSHEN, CT 06756</u>
Email Address <u>fe.nilsen1@gmail.com</u>

Applicant <u>Fred Erik Nilsen</u> Tel: (H) _____ (W) _____
Mailing Address <u>40 Litchfield Hill LITCHFIELD CT 06759</u>
Email Address <u>fe.nilsen1@gmail.com</u>

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

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

I, Fred Erik Nilsen, 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 the approved building envelope at the lot and at the same time clean up brush, small trees and unhealthy trees and growth down to the lake to increase the quality of the remaining trees, increase the quality of the land in general and get a better view. It was also cut a small number of bigger trees. Silt fencing were installed at the property

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.

Fred Erik Nilsen  
Signature of Owner

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

Fred Erik Nilsen  
Signature of Applicant

**Nature and Purpose of Project:**

Hello, we wanted to clear the approved building envelope at the lot and at the same time clean up brush, small trees and unhealthy trees and growth down to the lake to increase the quality of the remaining trees, increase the quality of the land in general and get a better view. It was also cut a small number of bigger trees. Silt fencing were installed at the property

**Applicant's Interest in Property:** owner of property

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

Total Property Acreage: 3.4 Total Acreage of Development: 3.4

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: 450 Total Linear Feet Altered: 0

Total Buffer/Upland Review Area Altered: 1.9

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

## Martin Connor

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**From:** Fred Erik Nilsen <fe.nilsen1@gmail.com> on behalf of Fred Erik Nilsen  
**Sent:** Friday, July 7, 2023 6:17 AM  
**To:** Martin Connor  
**Cc:** bcolby@optonline.net  
**Subject:** Re: Milton Rd clear cutting IW Violation

**Flag Status:** Flagged

Hello Martin

Regarding the short term fixes;  
The silt fences are intact, water flows correctly from the driveway, the seeded grass is growing quite well.

The plans to the proposed building envelope have not received feedback from the different parties yet, but we are quite sure that they think it is the ideal placement of the building envelope, so the landscape architect is working on the whole site plan now and we should be able to present something before the Aug meeting.

Bill, please add your comments as you see fit

Thank you

Sent from Fred Erik's iPhone

On Jul 6, 2023, at 4:21 PM, Martin Connor <landuse@goshenct.gov> wrote:

Please provide a status for the upcoming IWC Meeting scheduled for 7/13/23. Thanks, Marty

**Martin J. Connor, AICP**  
Town Planner, Zoning & Wetlands Enforcement Officer  
Town of Goshen  
42 North Street  
Goshen, CT 06756  
860-491-2308 EXT 232

## Martin Connor

---

**From:** Martin Connor  
**Sent:** Friday, May 26, 2023 1:18 PM  
**To:** 'Fred Erik Nilsen'  
**Cc:** 'William G. Colby (P.E.); 'Mike Cegan'  
**Subject:** RE: LAKE HOUSE LOT 6 MILTON RD GOSHEN

Thanks. I'll share this with the IWC at their upcoming meeting, 6/1/23.

**Martin J. Connor, AICP**  
Town Planner, Zoning & Wetlands Enforcement Officer  
Town of Goshen  
42 North Street  
Goshen, CT 06756  
860-491-2308 EXT 232

**From:** Fred Erik Nilsen <fe.nilsen1@gmail.com>  
**Sent:** Thursday, May 25, 2023 10:05 AM  
**To:** Martin Connor <landuse@goshenct.gov>  
**Cc:** William G. Colby (P.E.) <bcolby@optonline.net>; Mike Cegan <mcegan@richtercegan.com>  
**Subject:** Re: LAKE HOUSE LOT 6 MILTON RD GOSHEN

Good morning Marty.

The landscape architect have started to work on it but have been waiting for the building envelope to be established. The revised building envelope design is now ready to get approval from the Roraback group, neighbors and the town of Goshen, I hope we can accomplish that within a couple of weeks, so the landscape architect can make the restoration plan for remediating the Inland Wetlands violation.

It has taken a longer than we were hoping for, but we are definitely getting closer. 😊

Please also find the map with the revised building envelope from David J. Zygmunt from Berkshire Surveying, that I received this morning, below.

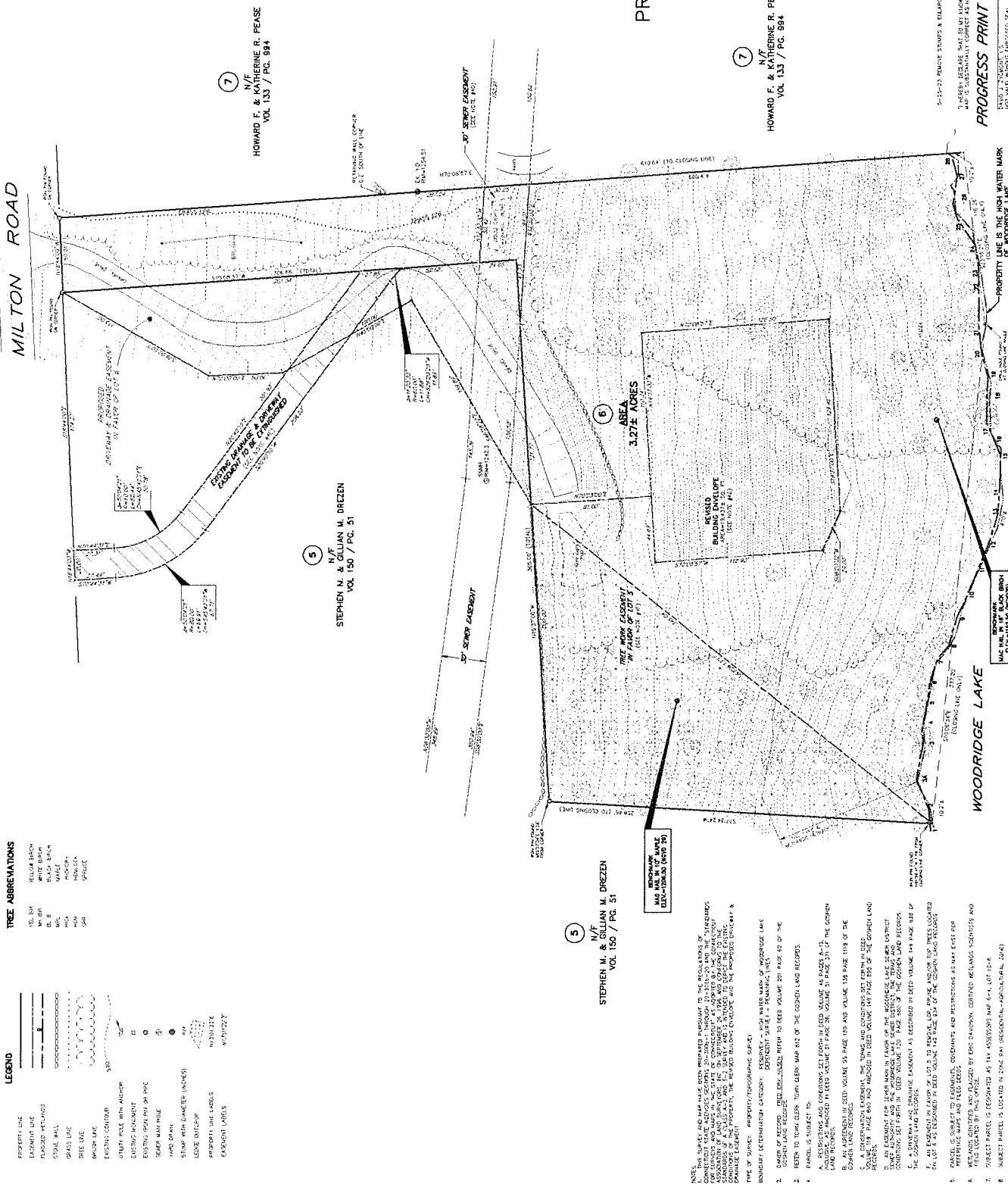
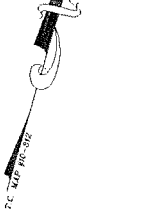
Thank you

### LEGEND

PROPERTY LINE	(---)
EXISTING LANE	(---)
PLACED SETBACK	(---)
STONE WALL	(---)
GRASS LANE	(---)
RIE LANE	(---)
SMOOTH LANE	(---)
EXISTING CENTER	(---)
UNLIFT FENCE WITH ARCHTOP	(---)
EXISTING IMPERMEANT	(---)
EXISTING SOFTEN PIH OR PHC	(---)
SEWER MAIN HOLE	(---)
WHD GRAN	(---)
STEAK WITH CANTER (SINKED)	(---)
LEADS OUTCROP	(---)
PROPERTY LINE LABELS	(---)
EXISTING CORNER	(---)

### TREE ABBREVIATIONS

DE BR	YELLOW BIRCH
DE B	BLACK BIRCH
WFL	WALNUT
HOV	HICKORY
SBR	SPRUCE



7  
N/E  
HOWARD F. & KATHERINE R. PEASE  
VOL. 133 / PG. 994

5  
N/E  
STEPHEN M. & GILLIAN M. DREZEN  
VOL. 150 / PG. 51

5  
N/E  
STEPHEN M. & GILLIAN M. DREZEN  
VOL. 150 / PG. 51

7  
N/E  
HOWARD F. & KATHERINE R. PEASE  
VOL. 133 / PG. 994

## PROPERTY/TOPOGRAPHIC SURVEY PREPARED FOR **FRED ERIK NILSEN** MILTON ROAD GOSHEN, CONNECTICUT

<b>BERKSHIRE SURVEYING, LLC</b> (FORMERLY RESERVE SURVEYING & SURVEYING, LLC)			
135 BAILEY LANE • SUITE 100 • GOSHEN, CT 06040 BANKING BRANCH • CONNECTICUT 06750 TEL: (860) 397-8000 • FAX: (860) 397-8006 (cell)			
Date:	12-09-22	Map No:	5003/3028
Scale:	1"=30'	Sheet:	1/1
Proj. Info:	22-5003(A2-T2)	Drawn By:	MS/DZ

5-25-23 REMOVE STUMPS & REPLACE BUILDING ENVELOPE  
ON THESE PLOTS AS TO MY KNOWLEDGE AND BELIEF THIS  
MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

**PROGRESS PRINT 05-29-23**

**NOTES:**  
1. THIS SURVEY MAP WAS PREPARED PURSUANT TO THE REQUIREMENTS OF THE CONSTITUTION AND STATUTES OF THE STATE OF CONNECTICUT AND AS SUCH, THE DRAWING IS A TRUE AND FAITHFUL COPY OF THE SURVEY AND IS INTENDED TO CORRECT THE CONTINGENT ERRORS OF A PREVIOUS SURVEY. THE FIELD NOTES, FIELD BOOKS, AND THE ORIGINAL FIELD DATA SHALL BE CONSIDERED TO BE THE AUTHORITY IN THE EVENT OF A DISCREPANCY.

**TYPE OF SURVEY:** PROPERTY/TOPOGRAPHIC SURVEY.

**BOUNDARY DETERMINATION CATEGORIES:** PRECISION - HIGH WATER MARK OF WOODRIDGE LAKE

- OWNERS OF RECORD: FRED ERIK NILSEN REFER TO DEED VOLUME 201 PAGE 62 OF THE GOSHEN LAND RECORDS.
- REFER TO TOWN CLERK TOWN MAP #42 OF THE GOSHEN LAND RECORDS.
- PANEL IS SUBJECT TO:  
A. ALL DISTURBANCES AND CONDITIONS SET FORTH IN DEED VOLUME 198 PAGE 1118 OF THE GOSHEN LAND RECORDS.  
B. ALL DISTURBANCES AND CONDITIONS SET FORTH IN DEED VOLUME 201 PAGE 62 OF THE GOSHEN LAND RECORDS.  
C. A DEED PURSUANT TO DEED VOLUME 198 PAGE 1118 OF THE GOSHEN LAND RECORDS.  
D. AN AGREEMENT FOR SETBACK WITH PART OF THE WOODRIDGE LAKE SHORES ASSOCIATION INCORPORATED IN DEED VOLUME 198 PAGE 1118 OF THE GOSHEN LAND RECORDS.  
E. A GRANT AND DRAINAGE EASEMENT AS DESCRIBED IN DEED VOLUME 144 PAGE 418 OF THE GOSHEN LAND RECORDS.  
F. A GRANT AND DRAINAGE EASEMENT AS DESCRIBED IN DEED VOLUME 144 PAGE 418 OF THE GOSHEN LAND RECORDS.

- STAKE IS LOCATED AT THE CORNER OF THE PROPERTY.  
WETLANDS IDENTIFIED AND PLACED BY ERIC DANSSON. IDENTIFIED WETLANDS IDENTIFIED AND PLACED BY ERIC DANSSON.
- SUBJECT PARCEL IS BOUNDARY AS SHOWN ON MAP #42, LOT 10-4.
- SUBJECT PARCEL IS LOCATED IN ZONING CATEGORY: AGRICULTURAL (A1)



## Martin Connor

---

**From:** Martin Connor  
**Sent:** Thursday, May 25, 2023 9:35 AM  
**To:** 'Fred Erik Nilsen'  
**Cc:** 'bcolby@optonline.net'  
**Subject:** RE: LAKE HOUSE LOT 6 MILTON RD GOSHEN

Hi Fred, thanks for the update below. The Inland Wetlands Commission will want to see your landscape architect's restoration plan for remediating the Inland Wetlands violation. Is your landscape plan ready for review yet?

Thanks, Marty

**Martin J. Connor, AICP**  
Town Planner, Zoning & Wetlands Enforcement Officer  
Town of Goshen  
42 North Street  
Goshen, CT 06756  
860-491-2308 EXT 232

**From:** Fred Erik Nilsen <fe.nilsen1@gmail.com>  
**Sent:** Wednesday, May 24, 2023 3:31 PM  
**To:** landuse@goshenct.gov  
**Subject:** Fwd: LAKE HOUSE LOT 6 MILTON RD GOSHEN

Hello Marty

For your information, please see below email that I just sent to Chip Roraback regarding Lot 6 at Milton Rd.

Thank you

Fred Erik Nilsen  
[fe.nilsen1@gmail.com](mailto:fe.nilsen1@gmail.com)  
+1 860 806 1159

Begin forwarded message:

**From:** Fred Erik Nilsen <[fe.nilsen1@gmail.com](mailto:fe.nilsen1@gmail.com)>  
**Subject:** Fwd: LAKE HOUSE LOT 6 MILTON RD GOSHEN  
**Date:** May 24, 2023 at 3:27:47 PM EDT  
**To:** [cer@rorabacklaw.com](mailto:cer@rorabacklaw.com)

Hello Chip

I called in and got your email address from your secretary.

Here you see prints developed by the architects, and they show where the proposed building envelope should be.

Bill Colby is designing the drainage write up and specs for the driveway.  
David J. Zygmunt from Berkshire Surveying will provide the survey map

The placement of the new building envelope is favorable concerning these arguments:

- Less impact to the terrain, meaning less digging and less retaining walls
- Will be more "into" the hill from the lake
- Less trees to be taken inside the new building envelope vs the old one
- Better placement of house for the neighbors
- Access road to the house will not be to steep.

If we can get this updated building envelope in place, the landscape architect can finally make a plan for the rest of the lot regarding dock location and tree planting/ "land restoration" etc., so we can get that done asap.

Can you let me know if this looks good from your perspective?

Thank you

Fred Erik Nilsen  
[fe.nilsen1@gmail.com](mailto:fe.nilsen1@gmail.com)  
+1 860 806 1159

Begin forwarded message:

**From:** Sharon Adkins <[sadkins@hinkeldesigngroup.com](mailto:sadkins@hinkeldesigngroup.com)>  
**Subject: RE: LAKE HOUSE LOT 6 MILTON RD GOSHEN**  
**Date:** May 23, 2023 at 3:12:10 PM EDT  
**To:** Fred Erik Nilsen <[fe.nilsen1@gmail.com](mailto:fe.nilsen1@gmail.com)>  
**Cc:** "Paul R. Hinkel" <[phinkel@hinkeldesigngroup.com](mailto:phinkel@hinkeldesigngroup.com)>

Hello Fred Erik,  
Attached are the pdfs for your review before we print hard copies.

Please let us know if you have any comments or questions. If it is ok to print hard copies, we will make those for you. Paul is in meetings out of the office today and won't be here to bring the hard copies home with him today. He could bring them home to Litchfield tomorrow, or if you needed them sooner you could print them or you could pick them up here (we would let you know when they are ready).

Best regards,  
Sharon

**Sharon B. Adkins**



**Project Manager**

Hinkel Design Group LLC

72 Prospect Place

Bristol, CT 06010

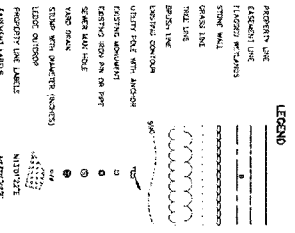
t: 860.582.0088

f: 860.582.4912

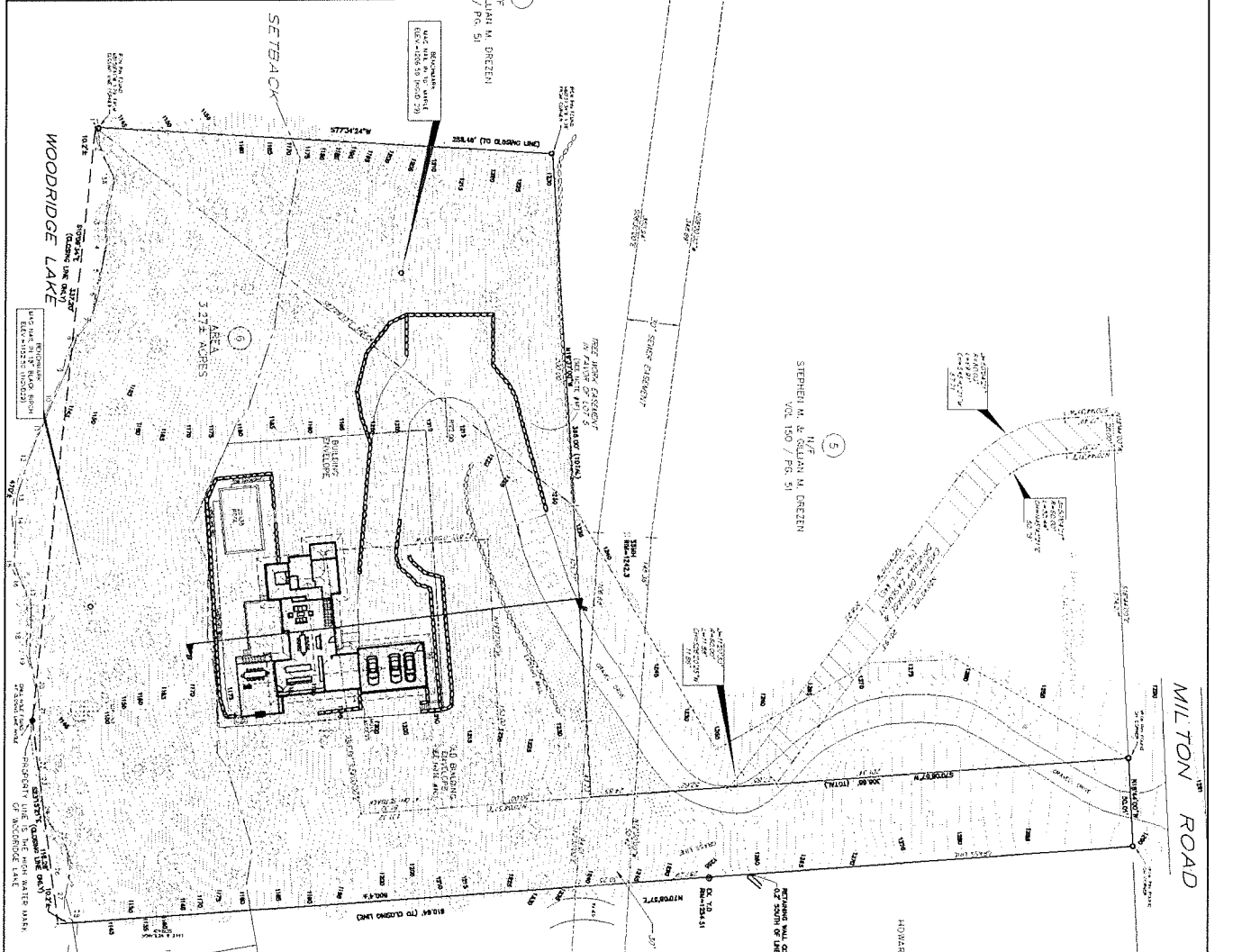
e: [sadkins@hinkeldesigngroup.com](mailto:sadkins@hinkeldesigngroup.com)

[www.hinkeldesigngroup.com](http://www.hinkeldesigngroup.com)





- NOTE: THIS SURVEY AND ALL DATA HAVE BEEN PROVIDED PURSUANT TO THE REGULATIONS OF THE STATE OF CONNECTICUT AND THE STATE OF CONNECTICUT AS APPLIED BY THE COMMISSIONER OF CONSTRUCTION AND THE DEPARTMENT OF CONSTRUCTION. THE COMMISSIONER'S REVIEW OF THIS SURVEY DOES NOT CONSTITUTE AN ENDORSEMENT OF THE QUALITY OR ACCURACY OF THE SURVEY AND IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY ONLY.
- PROPERTY: PROPOSED/EXISTING/ADJACENT
1. OWNER OF RECORD, RECD. DEED, RECORD BOOK, TO BE OPENED 201 PAGE 42 OF THE
  2. OWNER OF RECORD, DEED, RECORD BOOK, TO BE OPENED 201 PAGE 42 OF THE
  3. OWNER OF RECORD, DEED, RECORD BOOK, TO BE OPENED 201 PAGE 42 OF THE
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**PROPERTY/TOPOGRAPHIC SURVEY**  
 PREPARED FOR  
**FRED ERIK NILSEN**  
 MILTON ROAD  
 GOSHEN, CONNECTICUT

**HOWARD F. & KATHERINE R. PEASE**  
 N/E  
 VOL. 133 / PG. 594

**LOT 6, MILTON ROAD, GOSHEN, CONNECTICUT**  
 PREPARED FOR  
**FRED ERIK NILSEN**  
 PRELIMINARY SITE PLAN  
 SCALE: 1/8" = 1'-0"

DATE: MAY 2015  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]



**SP-2**

PROJECT: 4215520  
 DATE: 5/15/15  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]

**NILSEN LAKE HOUSE**  
 LOT 6 MILTON ROAD WOODBRIDGE LAKE  
 GOSHEN, CONNECTICUT

**PROPOSED HOUSE AND DRIVEWAY LOCATION**  
**PRELIMINARY SITE PLAN**

**HINKEL DESIGN GROUP, LLC**  
 ARCHITECTURE  PLANNING  
 72 PROSPECT PLACE GOSHEN, CONNECTICUT 06040  
 TEL: 860-532-8899 www.hinkel-design.com FAX: 860-532-8912



## Martin Connor

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**From:** Fred Erik Nilsen <fe.nilsen1@gmail.com> on behalf of Fred Erik Nilsen  
**Sent:** Tuesday, August 23, 2022 11:45 AM  
**To:** landuse@goshenct.gov  
**Subject:** Inland Wetlands Violation Notice in regards to Milton Rd property, Fred Erik Nilsen  
**Attachments:** doc02843520220823103701.pdf; Untitled attachment 00283.htm

Dear officer Martin J. Connor

Thanks for the quick talk on the phone today.

As I said on the phone, sorry for the delay in my response to your letter, we just arrived home this weekend as we have been in Norway since July 2 and found your letter in the mail.

Here follows my response to your letter;

As you mentioned in your letter we obtained a permit to put in a drive way. In addition we wanted to clear the approved building envelope at the lot. And since the machinery were there, we thought to at the same time clean up brush, small trees and unhealthy trees and growth to increase the quality of the remaining trees, increase the quality of the land in general and get a better view. It was also cut a small number of bigger trees.

Silt fencing were installed at the property while the work was done. And the team that worked there took a lot of precaution to disturb as little as possible.

All of this work was done in preparations to build a house there.

**I'm very sorry that some of this work is in violation and should have gotten a permit prior to the work being done! I was just not aware that we had to obtain that given the nature of the job, sorry!**

We will take a different approach if we were to do more work there in the future!

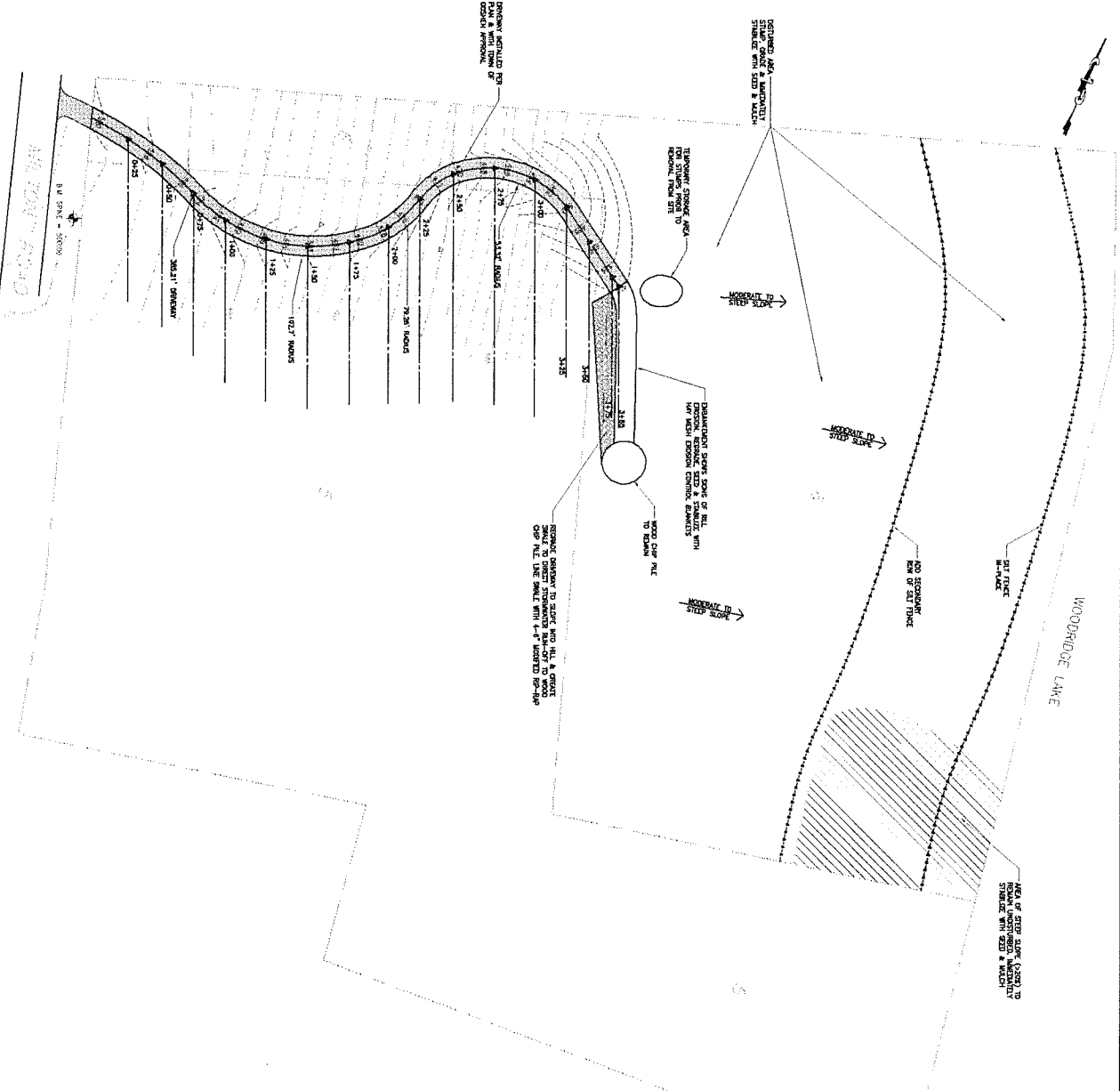
In response to your directed points in your letter.

1. No work has been done there since July 14.
2. Silt fencing was installed when the work was started, but after I spoke to you today we will go up there to improve the quality of it today.
3. We will seed and mulch the areas tonight, aug 23
4. This email serves as my written reply (as we spoke about)
5. I have filed an after the fact permit application online and paid the fee today. Can I ask you to take a look at it and let me know if the application is satisfactory?
6. I will appear at the scheduled meeting Sep 1 at 7:15pm

As we briefly spoke about, did you want to meet me at the property to inspect the silt fence, seeding and mulching etc? Does Wednesday this week work for you (Aug 24th)? If not does Monday next week work (Aug 29th)?

Thank you.

1 SITE DEVELOPMENT PLAN



PROJECT DESCRIPTION

The subject property is a 10-acre parcel located on the Roraback Subdivision, Milton Road, Goshen, Connecticut. The property is currently undeveloped and is being developed for residential use. The project consists of the construction of a 1.5-mile road, the installation of a 10-inch water main, and the installation of a 12-inch sewer main. The road will be constructed on a 10% grade and will have a 12-foot wide right-of-way. The water main will be installed along the right-of-way and will serve the subject property and the adjacent properties. The sewer main will be installed along the right-of-way and will serve the subject property and the adjacent properties. The project is being developed in accordance with the requirements of the Connecticut State Department of Transportation and the Goshen Planning Board.

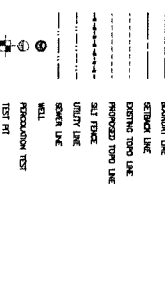
SEDIMENT & EROSION CONTROL PLAN

The subject property consists of an area that will be subject to erosion and sedimentation during the construction of the road, water main, and sewer main. To prevent erosion and sedimentation, the following measures will be implemented: 1. Construction of a 10-foot high sediment trap at the entrance of the road. 2. Installation of a 10-foot high sediment trap at the entrance of the water main. 3. Installation of a 10-foot high sediment trap at the entrance of the sewer main. 4. Installation of a 10-foot high sediment trap at the entrance of the road, water main, and sewer main. 5. Installation of a 10-foot high sediment trap at the entrance of the road, water main, and sewer main. 6. Installation of a 10-foot high sediment trap at the entrance of the road, water main, and sewer main. 7. Installation of a 10-foot high sediment trap at the entrance of the road, water main, and sewer main. 8. Installation of a 10-foot high sediment trap at the entrance of the road, water main, and sewer main. 9. Installation of a 10-foot high sediment trap at the entrance of the road, water main, and sewer main. 10. Installation of a 10-foot high sediment trap at the entrance of the road, water main, and sewer main.

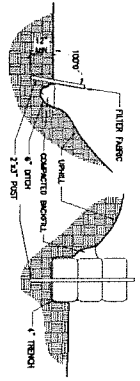
CONSTRUCTION PAVING SEQUENCE

1. Construction of the road, water main, and sewer main.
2. Installation of the sediment traps.
3. Installation of the erosion control measures.
4. Installation of the sediment traps.
5. Installation of the erosion control measures.
6. Installation of the sediment traps.
7. Installation of the erosion control measures.
8. Installation of the sediment traps.
9. Installation of the erosion control measures.
10. Installation of the sediment traps.

SYMBOLS LEGEND



2 SOIL EROSION CONTROL PROVISIONS



CS-101

22019

SEDIMENT & EROSION CONTROL PLAN  
APPLICATION FOR AFTER THE FACT PERMIT  
PREPARED FOR STEVEN DREZEN  
LOT #6 RORABACK SUBDIVISION MILTON RD  
GOSHEN, CONNECTICUT

DES'D BY :	WGC
APP'D BY :	WGC
DRAWN BY :	JMM
SCALE :	AS-NOTED
DATE :	04-30-22
REVISION DATE :	10-04-22

**CEC** Colby Engineering  
And Consulting, LLC  
4 BRYNMOOR COURT  
GOSHEN, CONNECTICUT 06756  
(860) 491-8864

**From:** bcolby@optonline.net  
**Sent:** Thursday, January 5, 2023 4:48 PM  
**To:** landuse@goshenct.gov  
**Cc:** fe.nilsen1@gmail.com  
**Subject:** Lot 6 Milton Road

Marty:

I have completed periodic site visits to the referenced property in the past two months with particular attention to visits after larger storm events. Based on these site visits the property is sufficiently stabilized and no areas of erosion have been observed. A detailed site survey has been completed, including 1-foot topography, location of existing trees and tree stumps in the cleared area, and location of inland wetlands flagging. We are currently working on the proposed house design, a landscape plan, and a detailed stie development plan. I will keep you informed as this project proceeds and will continue to make periodic site visits.

Sincerely,

William G. Colby, P.E.

Manager