

## TOWN OF GOSHEN

42 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**

### INLAND WETLANDS VIOLATION NOTICE

July 28, 2022

Fred Erik Nilsen  
40 Litchfield Hollow  
Litchfield CT 06759

Re: 411 Milton Road, Tax Assessor's Map 06-004-010-06, regulated Inland Wetlands activities –land clearing - no permits

Dear Mr. Nilsen:

It has been brought to my attention that work has recently been done on the property above without the necessary approvals from the Goshen Inland Wetlands Commission. Clear cutting of trees and vegetation has occurred within the regulated inland wetlands area, within 100 feet of Woodridge Lake. Such work constitutes a regulated activity pursuant to Section 6.1 of the Town of Goshen Inland Wetlands Regulations. You were issued a driveway permit but the work connected with that permit did not extend into the regulated inland wetlands area. Connecticut General Statutes Sections 22a-36 through 22a-45 requires that a permit be obtained prior to conducting regulated activities affecting inland wetlands and watercourses. A review of our files indicates that no permit was issued for the work described above. Accordingly, such work has been conducted in violation of the law.

**You are hereby directed to:**

1. Discontinue any further activity within the regulated inland wetlands area.
2. Maintain silt fencing to protect the lake from erosion and sedimentation.
3. Seed and mulch the disturbed areas.
4. Provide a written reply to this notice within thirty (30) days, explaining the nature of the work and why no permit was obtained from the Goshen Inland Wetlands Commission.
5. File an After-the-Fact Inland Wetlands Application. 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/inland-wetlands-and-water-courses-commission/pages/land-use-online-permitting-system-guidelines>.
6. Appear before the Goshen Inland Wetlands Commission at their meeting scheduled for Thursday, September 1, 2022, at 7:15 pm.

The issuance of this Notice of Violation shall not delay or bar an action pursuant to Section 22a-44(b) of the General Statutes. If you have any questions, please contact me at 860-491-2308 Ext. 232 on Tuesday or Thursday mornings between 7:30am – 9:45 am.

Sincerely,

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

Cc: Inland Wetlands Commission





## Martin Connor

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**From:** Garret Harlow <publicworks@goshenct.gov> on behalf of Garret Harlow  
**Sent:** Thursday, July 28, 2022 2:56 PM  
**To:** Martin Connor  
**Subject:** 411 Milton Rd. Plan  
**Attachments:** CCF07282022\_00000.pdf

#411 Milton Rd. driveway proposed driveway plan attached.

Garret Harlow, PLA, Supervisor  
Town of Goshen - Public Works  
Phone: (860) 491-6029  
Fax: (860) 491-6036  
[www.goshenct.gov](http://www.goshenct.gov)

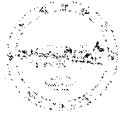


CS-101  
22019

**SITE DEVELOPMENT PLAN**  
**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 :	05-27-22

**CEC** Colby Engineering  
 And Consulting, LLC  
 4 BRYNMAOR COURT  
 GOSHEN, CONNECTICUT 06756  
 (860) 491-9564



# Town of Goshen, CT

## Property Listing Report

Map Block Lot

06-004-010-06

Building #

1

PID

2318

Account

00093006

### Property Information

Property Location	MILTON ROAD
Owner	NILSEN FRED ERIK
Co-Owner	na
Mailing Address	40 LITCHFIELD HOLLOW LITCHFIELD CT 06759
Land Use	100W Res Vac Ln WF
Land Class	R
Zoning Code	RA1
Census Tract	

Neighborhood	70
Acreage	3.31
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Book / Page	201/62
Additional Info	

### Primary Construction Details

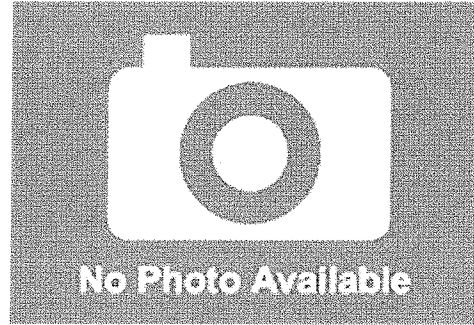
Year Built	0
Building Desc.	Res Vac Ln WF
Building Style	UNKNOWN
Building Grade	
Stories	
Occupancy	
Exterior Walls	
Exterior Walls 2	NA
Roof Style	
Roof Cover	
Interior Walls	
Interior Walls 2	NA
Interior Floors 1	
Interior Floors 2	NA

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

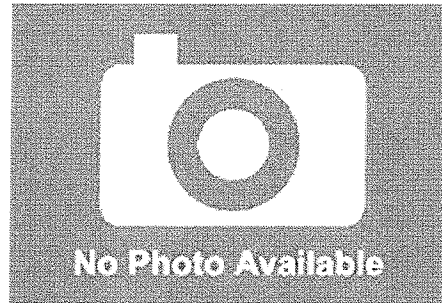
### (\*Industrial / Commercial Details)

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

### Photo



### Sketch





# Town of Goshen, CT

Property Listing Report

Map Block Lot

06-004-010-06

Building # 1

PID

2318

Account

00093006

Valuation Summary <small>(Assessed value = 70% of Appraised Value)</small>			Sub Areas		
Item	Appraised	Assessed	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Buildings	0	0			
Extras	0	0			
Improvements					
Outbuildings	0	0			
Land	750080	525060			
<b>Total</b>	<b>750080</b>	<b>525060</b>			

### Outbuilding and Extra Features

Type	Description	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
<b>Total Area</b>			<b>0</b>	<b>0</b>

### Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
COHEN RICHARD S	0175/0509	12/31/2012	350000
RORABACK CHARLES E ET AL	0058/0552	12/27/1976	0
SALISBURY BANK & TRUST COMPANY	0174/1078	11/14/2012	545923
BLAMER STEVEN & LINDA	0149/0934	08/23/2005	725000
NILSEN FRED ERIK	201/62	05/10/2022	650000
BRUE ALEXIA &	0188/0870	02/20/2018	500000





Date Printed: 7/28/2022



**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Goshen and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 75 feet



## Martin Connor

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**From:** Martin Connor  
**Sent:** Saturday, August 27, 2022 12:17 PM  
**To:** 'Fred Erik Nilsen'  
**Cc:** 'cer@rorabacklaw.com'  
**Subject:** RE: Inland Wetlands Violation Notice in regards to Milton Rd property, Fred Erik Nilsen  
**Attachments:** Re: Tonight's BOS meeting

Mr. Nilsen, I reviewed the application submitted. The Commission will want a Site Development Plan prepared to show the area of disturbance. A Restoration - Landscape Plan prepared by a Landscape Architect or Landscape Gardener will be required by the Commission. The plan should include native trees and shrubs plantings appropriate for the soils and steep slope on the lot. You should contact an appropriate professional to prepare the plan. Sincerely,

**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:** 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

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 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.

## Martin Connor

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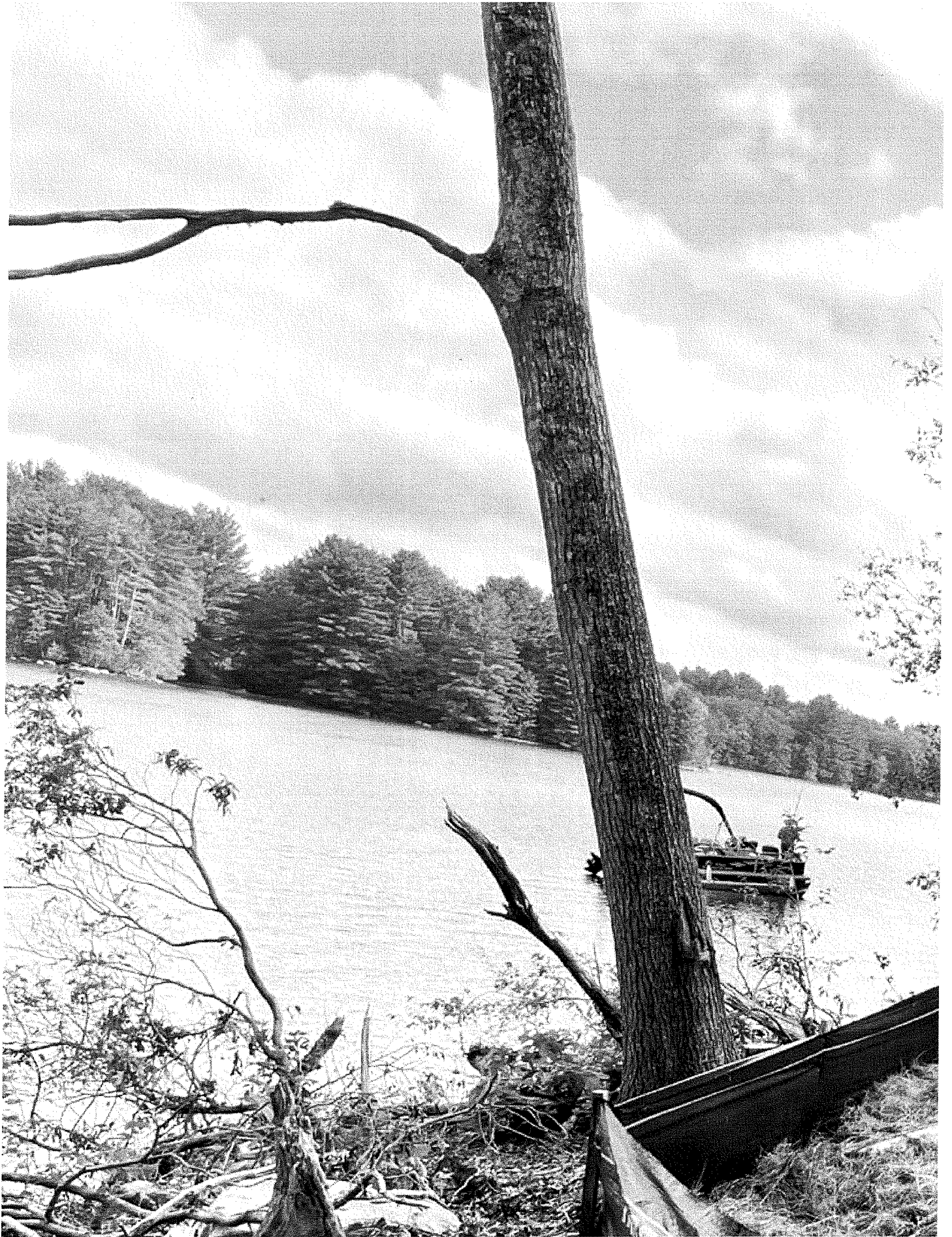
**From:** Fred Erik Nilsen <fe.nilsen1@gmail.com> on behalf of Fred Erik Nilsen  
**Sent:** Sunday, August 28, 2022 3:53 PM  
**To:** Martin Connor  
**Subject:** Re: Inland Wetlands Violation Notice in regards to Milton Rd property, Fred Erik Nilsen

Hello Martin

I was at the property just now and took these pictures.

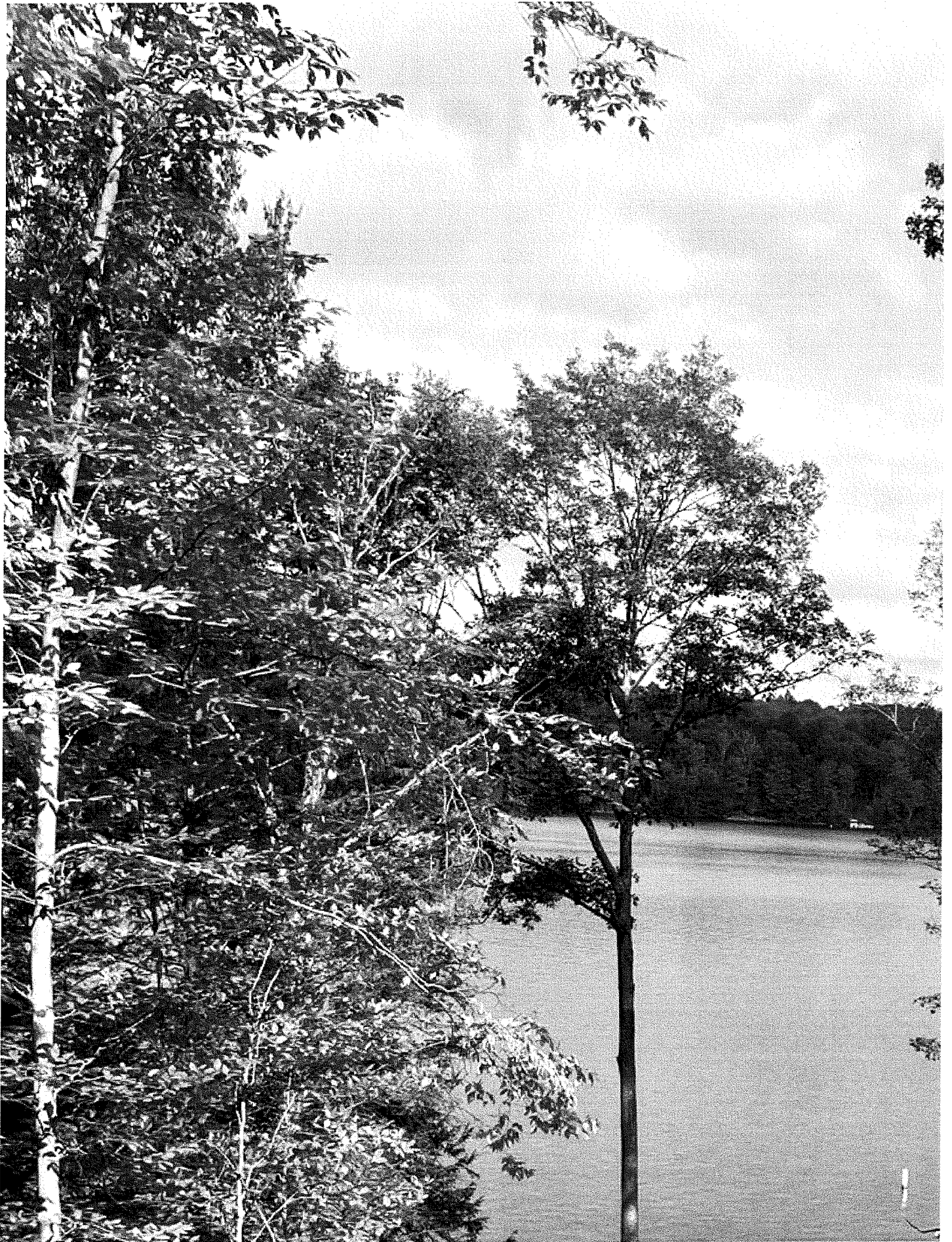












Sent from Fred Erik's iPhone

On Aug 27, 2022, at 3:42 PM, Fred Erik Nilsen <[fe.nilsen1@gmail.com](mailto:fe.nilsen1@gmail.com)> wrote:

Hello Martin

The work with the silt fence etc was finalized on Friday, I will send pictures tomorrow, as I'm out of town today.

Thank you

Fred Erik Nilsen

On Aug 27, 2022, at 11:04 AM, Martin Connor <[landuse@goshenct.gov](mailto:landuse@goshenct.gov)> wrote:

Dear Mr. Nilsen, I went to the property on Thursday 8-25-22 around noon and at that time the silt fence was not properly trenched into the ground and no seeding or mulching had occurred to further stabilize the steep slope down to Woodridge Lake. See the pictures attached. If this work was done after my site visit, please send pictures. Best,

**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](mailto:fe.nilsen1@gmail.com)>

**Sent:** Friday, August 26, 2022 2:05 PM

**To:** [landuse@goshenct.gov](mailto:landuse@goshenct.gov)

**Subject:** Re: Inland Wetlands Violation Notice in regards to Milton Rd property, Fred Erik Nilsen

Hello

The silt fence etc is ready for inspection.

Thank you

Fred Erik Nilsen

On Aug 23, 2022, at 5:45 PM, Fred Erik Nilsen <[fe.nilsen1@gmail.com](mailto:fe.nilsen1@gmail.com)> wrote:

Hi again

I will notify when it's done there, should be tomorrow or Thursday.  
We were up there today but need to get some more supplies.

Thank you

Sent from Fred Erik's iPhone

On Aug 23, 2022, at 11:45 AM, Fred Erik Nilsen  
<[fe.nilsen1@gmail.com](mailto:fe.nilsen1@gmail.com)> wrote:

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 at 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 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.
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after I spoke to you today we will go up there to improve the  
quality of it today.
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paid the fee today. Can I ask you to take a look at it and let me  
know if the application is satisfactory?
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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.

<doc02843520220823103701.pdf>

Respectfully

***Fred Erik Nilsen***

[fe.nilsen1@gmail.com](mailto:fe.nilsen1@gmail.com)

+1 860 806 1159

<Nilsen Milton Rd. IW violation 8-25-22 2.jpg><Nilsen Milton Rd. IW violation 8-25-22  
1.jpg>

## Martin Connor

---

**From:** Martin Connor  
**Sent:** Tuesday, August 30, 2022 10:05 AM  
**To:** 'Fred Erik Nilsen'  
**Subject:** RE: Inland Wetlands Violation Notice in regards to Milton Rd property, Fred Erik Nilsen

Thank you for the photos. The seeding and mulching should extend the entire disturbed area due to the steep slope. You should be contacting a Landscape Architect to begin preparation of a Landscape Restoration Plan which I'm sure will be required.

**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:** Sunday, August 28, 2022 3:53 PM  
**To:** Martin Connor <landuse@goshenct.gov>  
**Subject:** Re: Inland Wetlands Violation Notice in regards to Milton Rd property, Fred Erik Nilsen

Hello Martin

I was at the property just now and took these pictures.