

Nature and Purpose of Project: Subdivision of +/-6.77Acre lot off of remaining 66.396 acres. The resulting lot would be for construction of single family home and associated well, septic and driveway. Remaining lands will be protected and limited to agricultural use.

Applicant's Interest in Property: Engineer

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

Total Property Acreage: 73.173 Total Acreage of Development: <2.0

Total Acreage of Wetlands on Site: +/- 10.0 Total Acreage Altered: 0.0

Total Acreage of Open Water Body on Site: 0.0 Total Acreage Altered: 0.0

Total Linear Feet of Watercourses on Site: 100 Total Linear Feet Altered: 0

Total Buffer/Upland Review Area Altered: .05

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? Development of property will not directly impact any inland wetlands.

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 1 After-the-Fact Activity

[➤PermitLink](#)

Martin Connor

From: Martin Connor
Sent: Tuesday, April 25, 2023 9:08 AM
To: 'bcolby@optonline.net'
Cc: 'L Clinton'; 'gharlow@goshenct.gov'; 'RRossi@tahd.org'; berkshiresrl@aim.com
Subject: FW: East Cornwall Road PDF
Attachments: 23026_White-East Cornwall Road 04.21.23.pdf

Hi Bill, I looked at the Subdivision Map you dropped off. I have the following comments:

1. Please add on the Subdivision map and Site Development Plan a note that indicates that "Lot 2 is not a building lot, it is for agricultural purposes only."
2. Please get a PDF for the Berkshire Sub. Map after you get the note regarding lot # 2 placed on the map.
3. Please drop off a Site Plan to Garrett Harlow so he can review and comment on the subdivision and proposed driveway and assign an address for lot 1.
4. Please submit a copy of the Soil Scientist's report.
5. TAHD Approval for lot 1.

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: bcolby@optonline.net <bcolby@optonline.net>
Sent: Monday, April 24, 2023 4:59 PM
To: mconnor@goshenct.gov
Subject: East Cornwall Road PDF

Marty:

Attached is a PDF of the East Cornwall Road 1-lot subdivision.

Bill

----- Original Message -----

From: jmmonda@yahoo.com
To: tom@print-master.net

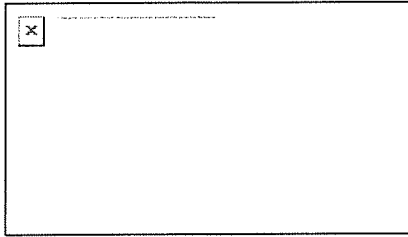
Cc: bcolby@optonline.net
Sent: Sunday, April 23, 2023 9:41 AM
Subject: Colby Print

Hey Tom,

Hope all is well. Bill will need 4 copies of this one too. Thanks so much, have a great weekend.

Thanks,

Jesse Monda



860-605-6044

George T. Malia, Jr., Certified Soil Scientist
636 Beach Street, Goshen, Connecticut 06756
(860) 491-3361

Date: August 10, 2019

To: Dennis McMorrow
Berkshire Engineering and Surveying, LLC
143 Bantam Lake Road
Bantam, CT 06750

Re: Inspection of property on East Cornwall Road for inland wetlands and watercourses

Dear Mr. McMorrow,

The purpose of this letter is to report my findings regarding the location of inland wetlands and watercourses on the subject property. The authorization for my inspection and the preparation of this report was by a verbal request by you.

Description of the Subject Property

Street Address: East Cornwall Road

Town: Goshen

County: Litchfield

State: Connecticut

Tax Map: The subject is located in the northwesterly section of Goshen Assessor's map 08-002-011-00

Other: The subject is shown on a survey map entitled 'Perimeter Survey Prepared for Helen & Josephine Kubish, East Cornwall Road, Kubish Road, & Seeley Road, Goshen, Connecticut', prepared by Berkshire Engineering and Surveying, LLC, dated 3/2000.

The subject is located on the easterly side of East Cornwall Road. The area adjacent to the road is an open field. The interior of the property is wooded. The topography varies from being level to sloping to steeply sloping. A gravel driveway, accessing East Cornwall Road, is located in the southerly section of the area inspected. This extends into the interior of the property.

Methodology and Scope of Inspection

I have made a personal inspection of the property that is subject of this report on. I have made observations of topographical and plant features. I have made observations of the subsurface soil characteristics with the use of a hand held soil auger.

Upland Areas

There are upland areas to the east and west of the wetland. The soils in the upland area in the westerly section of the area inspected are comprised primarily of well drained soils. These are soils of the Canton and Charlton soil series. Both of these soils have a fine sandy loam texture in the upper soil horizons. The Canton soils have a fine sandy loam texture to a depth of twelve to fifteen inches where the texture becomes gravelly fine sandy loam. The Charlton soils have a fine sandy loam texture in the upper soil horizons that becomes gravelly fine sandy loam at depth of around twenty inches.

The soils in the westerly section of the property have a fine sandy loam texture and a fragipan (dense subsurface horizon with a high bulk density and low porosity). The moderately well drained soils are soils of the Woodbridge soil series. The well drained soils are soils of the Paxton soil series.

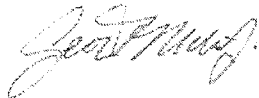
Assumptions and Limiting Conditions of This Report

I do not presently have, nor do I have any anticipated interest in the property that is the subject of this report. My compensation is not contingent upon any predetermined finding regarding wetlands or watercourses on the subject. It is an assumption of this report that the area inspected by me is that area described on the map provided by the user of this report. This report makes no certifications to ownership or issues that relate to property boundaries.

The wetland boundaries described in this report are not the official inland wetland boundaries until accepted by the appropriate regulatory agency.

Thank you for using my services. Please call me if you have any questions or if you require any additional information.

Sincerely,



George T. Malia, Jr.
Certified Soil Scientist