

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

Total Fee: 75.00

*pd
\$135*

Draft

File no:	_____
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Fee Paid:	_____

**APPLICATION FOR INLAND WETLANDS
 AND WATERCOURSES PERMIT**

01/25/2024

Draft

Site Location BUEFORD COURT Assessors Map 06 Lot 124 00 Zone _____

Total Parcel Acreage .87 Total Area of Wetlands Disturbance 5000

Owner of Record KUSAILA VANCE J & JENNIFER L Tel: (H) _____ (W) _____

Mailing Address BUEFORD COURT GOSHEN, CT 06756

Email Address _____

Applicant william colby Tel: (H) _____ (W) 860-601-1839

Mailing Address 4 Brynmoor Court goshen ct 06756

Email Address bcolby@optonline.net

Agent/Lessee Colby Engineering Tel:(H) _____ (W) 860-601-1839

Mailing Address 4 Brynmorr Court Goshen, CT 06756

Email Address bcolby@optonline.net

To the Inland Wetlands and Watercourses Commission:

I, William Colby, P.E., 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)

Development of existing building lot with single family home.

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.

KUSAILA VANCE J & JENNIFER L
 Signature of Owner

 Signature of Agent/Lessee

william colby
 Signature of Applicant

Nature and Purpose of Project:

Development of lot containing inland wetlands with a single family home. Direct impacts to wetlands of <5,000 SF.

Applicant's Interest in Property:

Engineer

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

Total Property Acreage: 0.867 Total Acreage of Development: .30

Total Acreage of Wetlands on Site: +/-0.40 AC Total Acreage Altered: <0.12 AC

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: +/-0.30 AC

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? House and Drive located to minimize wetlands impacts.

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

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

Date: January 27, 2024

To: Stephen Latour
Berkshire Surveying, LLC
143 Bantam Lake Road
Bantam, CT 06750

C: William Colby, PE
Professional Engineer
4 Brynmoor Court
Goshen, CT 06756

Re: Inspection of property located at Bueford Court for inland wetlands and watercourses

Dear Latour,

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

Address: Bueford Court
Town: Goshen
County: Litchfield
State: Connecticut
Tax Map: 06-006-124-00 (Goshen GIS mapping online database)
Other: Lot 149 in the Woodridge Lake Subdivision
Acreage: 0.86 acres (per Goshen Assessor's GIS)

The subject of my inspection is located on the westerly side of the road. The property is level to sloping. Most of the property is above road grade. It is wooded.

Methodology and Scope of Inspection

I have made a personal inspection of the property that is subject of this report. 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.

I have referred to the following publications for the methods used in examining the subject for inland wetland soils and watercourses: Soil Survey Manual, United States Department of Agriculture, 1993; Soil Genesis and Classification, Iowa State University, 1980; Freshwater Wetlands, A Guide to Common Indicator Plants of the Northeast, University of Massachusetts, 1981; 'Field Indicators for Identifying Hydric Soils in New England' Version 4.0, May 2017, New England Hydric Soil Technical Committee; 'National List of Plant Species that Occur in Wetlands: Northeast (Region 1)', U.S. Department of the Interior and 'Munsell Soil Color Charts'.

Findings and Notes on Wetland Boundary Delineation

I inspected the subject on November 29, 2023. I used a copy of the Goshen GIS tax map of the property to locate the approximate property boundaries.

My inspection located an area of inland wetlands on the property. These are in the easterly section of the property. I have flagged the wetland boundary. I have sent my field mapping notes to you in a separate email. You have used these notes in preparing a survey of the subject property that includes the wetland boundary flagged by me.

I have reviewed a copy of the untitled survey map you have prepared for the subject. My wetland flagging extends from the southerly property line towards the northerly property line. My flagging is short of the northerly property boundary, as shown on your survey. This is due to me not having a property boundary map at the time of my inspection. I can revisit the site to locate the exact location of the wetland boundary as it extends from my current flagging to the subject's northerly property boundary.

The wetland located on the subject is comprised of poorly to very poorly drained soils. These soils have a fine sandy loam texture and have a fragipan (dense subsurface layer with a high bulk density and low porosity). These are soils of the Ridgebury (poorly drained) and the Whitman (very poorly drained) soil series.

The Whitman soils have a thin (< three inches) surface layer of muck (highly decomposed organic material). Both soils are stony to very stony.

The upland (nonwetland) soils on the subject are moderately well drained. They have a fine sandy loam texture and have fragipan. These are soils of the Woodbridge soil series. They are stony in places.

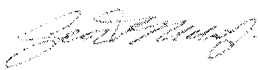
Assumptions and Limiting Conditions of This Report

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 boundary described in this report is 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