



TOWN OF GOSHEN, CT



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

01/17/2023

SUBDIVISION APPLICATION

Draft

Subdivision Re-Subdivision Modification to Subdivision Plan

Applicant Information

Name: **MacKenzey Melk & Christopher Pannullo**

Address: **4 Whispering Pines Ln., Goshen, CT 06756**

Phone: **413-525-8350** Fax: _____

Email: **hricaassociates@optonline.net**

Legal Interest: _____

Owner Information

Name: **BAHR EDWARD S & KIM M**

Address: **80 HOLMES ROAD GOSHEN, CT 06756**

Phone: **860-605-0023** Fax: _____

Email: **ebar1@live.com**

Attached is documentation verifying ownership of the property. (Required)

Subdivision Specifications

Subdivision Name: **Bahr Subdivision**

Address: **80 HOLMES ROAD**

Zone: **RA-5** Assessor's Map and Lot #: **06 001 02**

Is the subject parcel within 500 ft. of the Town boundary? Yes No

Total Acreage: **17.71** Proposed Number of Building Lots: **1**

Total Acreage of Open Space: **0** Total Acreage of Conservation Easement: **0**

(Attach open space calculations showing compliance to the Subdivision Regulations)

New Roads:

Name: **NONE** Length: _____

Name: _____ Length: _____

Name: _____ Length: _____

Subdivision Specifications (cont.)

Water Supply: **WELL**

Approved by Local Health District: yes no n/a

Approved by State Health Department: yes no n/a

Sewage Disposal: **SEPTIC**

Approved by Local Health District: yes no n/a

Approved by State Health Department: yes no n/a

Is the property subject to Wetland Regulations? yes no

Signs

Will any signs be erected? yes no

Location: _____

Nature of Lighting: _____ Size: _____

Parties of Interest*

Engineer/ Architect Name: **Kenneth S. Hrica PE,LS**

Address: **44 Maple View Trail, P.O. Box 1861, Litchfield, CT 06759**

Phone: **860-567-2112** Fax: _____

Email: **khrica@hricaassociates.com**

Developer/ Builder Name: **TBD**

Address: _____

Phone: _____ Fax: _____

Email: _____

*Complete information in this section as applicable.

Timeline

Proposed Date to Commence Construction: **04/01/2023** Proposed Date of Completion: **04/01/2024**

Additional Information for Re-Subdivisions

Date of Approval of Original Subdivision: _____

Date filed with the Town Clerk: _____ Map #: _____

Fees

\$ 0.00 (Town Fee) + \$ 0.00 (State Fee) = \$ 10.00
(Payable to the Town)

Taxes

Are all real estate, sewer use, and sewer assessment taxes current? yes no

Attached is proof of payment. (required)

Signatures

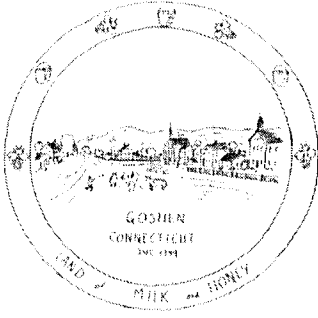
The undersigned hereby applies for the approval of the Plan for the aforesaid subdivision and development and in consideration of such approval, covenants and agrees with the Town, as represented by the Planning and Zoning Commission, that:

- He will install such utilities as required, including storm drainage facilities, sewage systems, and comply with such other reasonable requirements as may be made by the Planning and Zoning Commission.
- He will complete all streets in the development or abutting thereon to the satisfaction of the Selectmen within _____ months from the date of final approval of this request.
- He will file a surety and performance bond, or savings account assignment bond, or cash bond in the amount stipulated in the approval by the Planning and Zoning Commission.
- He will convey to the Town by warranty deed all parcels of land for roads and for open space required by the Planning and Zoning Commission.
- He will grant to the Town perpetual unrestricted easements for drainage rights-of-way, and for areas designated as open space.
- He is familiar with the Zoning Regulations and the Subdivision Regulations of the Town and that this subdivision meets all requirements therein.
- He authorizes members of the Commission and Town staff to walk on the property for purposes of site inspections associated with this application.

Dated this 14 day of February, 2023

Signature of Owner(s) BAHR EDWARD S & KYM M 01/17/2023

Signature of Applicant(s) Department Signed 02/14/2023



TOWN OF GOSHEN

Public Works Department
38 Torrington Road
Goshen, CT 06756
Phone: 860-491-6029 Fax: 860-491-6036
Garret D. Harlow, PLA, Supervisor

January 13, 2023

Mr. Martin Conner, AIPA
Town Planner, Zoning and Wetlands Enforcement
Town of Goshen
42A North Street
Goshen, CT 06756

**RE: 80 Holmes Road
Initial Review of Subdivision Plan
Comments from Goshen D.P.W.**

Mr. Conner:

I have performed a review of the Subdivision Plan set for 80 Holmes Road comprised of sheets C1- 4 prepared by Hirca Associates, LLC; Engineers and Surveyors, dated December 28, 2022 and revised through January 10, 2023. The plans were reviewed by the Department of Public Works only from the perspective of needs of required road upgrades for safe, maintainable access and proposed lot access off of the Town road. I offer the following comments:

1. Survey and show location of existing wall on north side of Holmes Rd. from the current ending near the existing road turnaround and then heading west past CL&P pole #5042. See attached markup of submitted plan.
2. Revise Street Line on south side of Holmes Road at Lot 1 as shown per markup of submitted plan to provide Town with a minimum 50' ROW for the length of the subdivision.
3. Provide a monument at Town proposed northeast corner of Lot 1 prior to filing of subdivision on land records. Locate monument so as to provide Town with a minimum 50' ROW at this location.
4. Provide a monument at the proposed northwest corner of Lot 2 prior to filing of subdivision on land records.

5. Provide an iron pin or monument at each pivot point along the Subdivision street line prior to filing of subdivision on Town land records.
6. Provide a 15'x60' Drainage Easement at Lot 1 in favor of the Town as shown located on attached markup of previously submitted plan. Graphically show easement on final plan submission.
7. Provide a 15'x100' Drainage Easement at Lot 2 in favor of the Town as shown located of previously submitted plan at the northwest corner of Lot 2. Graphically show easement on final plan submission.
8. Provide a 15'x60' Drainage Easement at Lot 2 in favor of the Town as shown located on of previously submitted plan at the northeast corner of Lot 2. Graphically show easement on final plan submission.
9. Provide the Town with a text description of each drainage easement for review prior to filing on land records along with 8.5"x11" map of easement for filing with description. Town can provide sample upon request.
10. No comment on proposed Lot 2 access as shown.

Regards,

Garret D. Harlow, PLA, Supervisor
Town of Goshen – Public Works



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 ♦ Web www.tahd.org

"Promoting Health & Preventing Disease Since 1967"

January 23, 2023

Goshen Planning & Zoning
Town Hall
Goshen, Ct. 06756

Dear Commission Members:

The following correspondence concerns itself with a proposed two-lot subdivision within the town of Goshen and located along the south side of Holmes Road. The parcel, consisting of approximately 17.7 acres and owned by Edward S. and Kim M. Bahr, is shown on a map submitted by Ken Hrica, P. E. and dated January 10, 2023, as revised. Deep hole and percolation test data was also included and dated September 1, 2022. The intent of the project is to create a new 5 acre building parcel to be know as Lot 2 with the appropriate primary and reserve septic system areas. The existing Lot 1 presently containing a three-bedroom dwelling, is being reduced to 12.7 acres with a code compliant reserve area identified. As a result of this material review and field evaluation, we are in agreement with Mr. Hrica's assessment that this parcel can satisfactorily accommodate a subsurface sewage disposal system for a single family four-bedroom dwelling within the area tested. Wetlands, ledge and a seasonal high ground water table appear to pose no problems for these parcels. Finally, prior to issuance of any septic permit, an individual sanitary design prepared by a professional engineer must be submitted for review and approval to this department.

If you should have any questions, please do not hesitate to call this office.

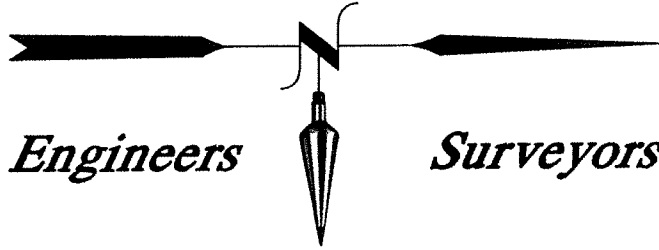
Sincerely,

A handwritten signature in black ink that reads "Richard Rossi".

Richard Rossi
Torrington Area Health District

Hrica Associates LLC

Kenneth S. Hrica, PE,RLS
44 Maple View Trail
P.O. Box 1861
Litchfield, Connecticut 06759



860-567-2112 (business)
860-567-0491 (faximite)
e-mail:
hricaassociates@optonline.net

Town of Goshen
Planning & Zoning Commission
42A North Street
Goshen, CT 06756
Attn: Mr. Don Wilkes, Chairman

January 13, 2023

RE: Bahr 2-Lot Subdivision
80 Holmes Road,
Goshen, CT

Dear Chairman Wilkes,

This letter is a waiver request of the Town of Goshen Subdivision Regulation Section VIII - Open Space and Recreation Areas.

-The subject property is not recommended for Open Space in the 2016 "Plan of Conservation and Development for the Town of Goshen and does not meet the basic set of guidelines for Open Space as provided in the "Plan."

-The subject property does not abut Protected Land.

-The subject property does not abut Water Company Property.

-The subject property does not abut a stream corridor or contain significant, sensitive wetland areas.

-The subject property does not contain land of historical importance or scenic vistas.

- The subject property is not part of a large-unfragmented block of land, and, the subject property does not abut Town Property or other recreation areas.

Requiring Open Space for this two-lot subdivision would result in an isolated 2.6 acre maximum parcel of land, at 15% of total land being subdivided.

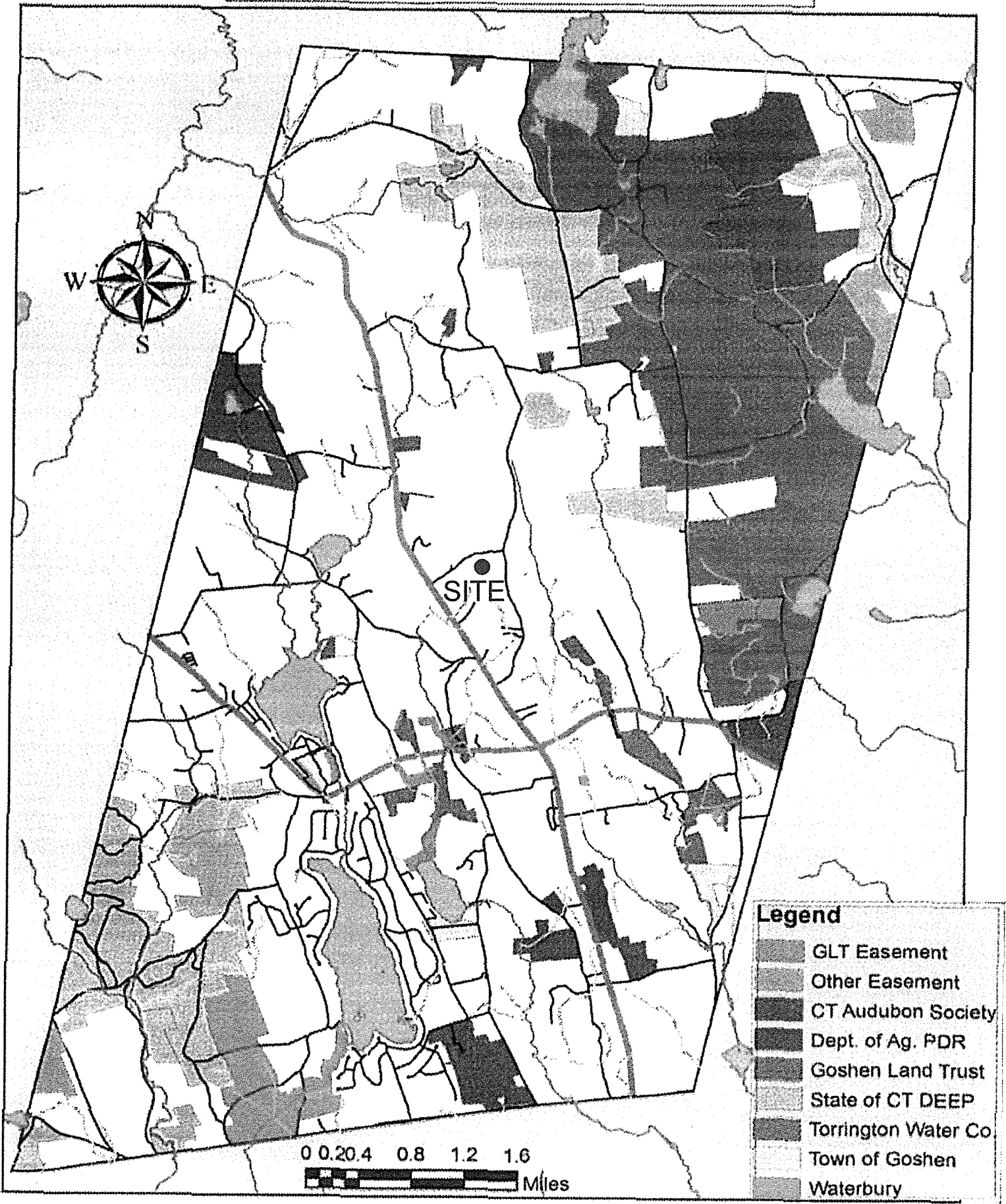
The 12.7 acre parcel of land to remain with the current owner is being used for agricultural purposes (Honey Bee Farm,) with plans to expand wildflower plantings and fruit tree orchard planting in the unoccupied portions of the property.

The 5 acre parcel being broken off, is intended to provide the applicants, a young couple currently residing in the Town of Goshen, a chance to set roots and remain living in Town.

Very truly yours,

Kenneth S. Hrica P.E.L.S.

Goshen Protected Property





Property Information

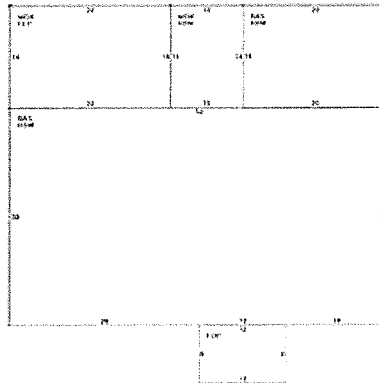
Property Location	80 HOLMES ROAD
Owner	BAHR EDWARD S & KIM M
Co-Owner	na
Mailing Address	80 HOLMES ROAD GOSHEN CT 06756
Land Use	101 Single Family
Land Class	R
Zoning Code	RA5
Census Tract	

Neighborhood	30
Acreage	17.75
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Book / Page	0142/0208
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	1996
Building Desc.	Single Family
Building Style	Ranch
Building Grade	C++
Stories	1
Occupancy	1.00
Exterior Walls	Vinyl Siding
Exterior Walls 2	NA
Roof Style	Gable
Roof Cover	Asph/F Gls/Cmp
Interior Walls	Drywall/Sheet
Interior Walls 2	NA
Interior Floors 1	Hardwood
Interior Floors 2	NA

Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Central
Bedrooms	03
Full Bathrooms	3
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	6
Bath Style	Average
Kitchen Style	Average
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Gar	2
Fireplaces	0

(*Industrial / Commercial Details)

Building Use	Residential
Building Condition	G
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

