



Total Fee: 75.00

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

Draft

File no: \_\_\_\_\_
Received: \_\_\_\_\_
Approved: \_\_\_\_\_
Denied: \_\_\_\_\_
Fee Paid: \_\_\_\_\_

APPLICATION FOR INLAND WETLANDS
AND WATERCOURSES PERMIT

04/06/2023

Draft

Site Location ROCK HOUSE ROAD Assessors Map 03 Lot 006 00 Zone RA-5

Total Parcel Acreage 15.36 Total Area of Wetlands Disturbance \_\_\_\_\_

Owner of Record DEAN HARLEY JAMES & ASHLEY Tel: (H) 8603873677 (W) \_\_\_\_\_

Mailing Address ROCK HOUSE ROAD GOSHEN, CT 06756

Email Address harleyjamesdean@yahoo.com

Applicant Harley Dean Tel: (H) 8603873677 (W) \_\_\_\_\_

Mailing Address 107 berkshire wood road southfield ma 01259

Email Address harleyjamesdean@yahoo.com

Agent/Lessee \_\_\_\_\_ Tel:(H) \_\_\_\_\_ (W) \_\_\_\_\_

Mailing Address \_\_\_\_\_

Email Address \_\_\_\_\_

To the Inland Wetlands and Watercourses Commission:

I, Harley Dean, 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)

Excavation of elevations. Drainage swale establishing. Installation of catch basin and culverts. Add appropriate fill and driveway material ETC

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.

Signature of Owner

Signature of Agent/Lessee

Harley Dean

Signature of Applicant

**Nature and Purpose of Project:** To establish an efficient entrance and exit on and off of the property to Rock House road. To create an area for parking and a proposed barn sight to compliment future home site that will be created at an higher elevation within the property.

**Applicant's Interest in Property:** Residential home

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

Total Property Acreage: 15.36 Total Acreage of Development: .79

Total Acreage of Wetlands on Site: 0.04 Total Acreage Altered: 0

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: 0.05

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?

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

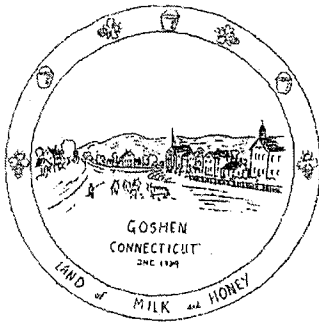
(If yes, the applicant must notify the Water Company by certified mail, return receipt requested, on the same day of filing this application with the Inland Wetlands Commission/Land Use Office. Documentation of this notice shall be provided to the Commission.)

**APPLICATION TYPE:**

- Basic Application
  - Permit Extension/Transfer
  - Agent Determination
  - Declaratory Ruling
  - Subdivision
  - Lots
  - After-the-Fact Activity
- [PermitLink](#)







## TOWN OF GOSHEN

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

April 14, 2023

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

**RE: Rock House Road – Map 03 Block 016 Lot 006  
Initial Review of Driveway Entrance Development Plan  
Comments from Goshen D.P.W.**

Mr. Conner:

I have performed a review of the Driveway Entrance Development Plan set for Harley and Ashley Dean, Rock House Road Map 03 Block 16 Lot 6; comprised of sheets 1 of 2 and 2 of 2, prepared by Ralph Stanton Engineering, LLC; Consulting Engineer, Registered Sanitarian, & Soil Scientist; dated March 15, 2023. The plans were reviewed by the Department of Public Works only from the perspective of driveway access onto the Town road and site drainage into the Town right of way. I offer the following comments:

1. Show size of existing drain pipe under Rock house Road south of the development area. Concern that increased flow rate from 3 proposed pipes, (2-18" outlets and 1-15" outlet) directed at this inlet will overburden it.
2. Request the removal of the proposed 18" culvert with inlet located in the boulder field east of the proposed 50'x80' garage outletting directly into the Town right of way.
3. Consider removing steep easterly driveway (labeled "Driveway In") access. Is development of a commercial nature to require it? Drainage x-pipe at this driveway outlets directly at existing utility pole #2738.

No further comments at this time.

## **Martin Connor**

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**From:** Martin Connor  
**Sent:** Tuesday, April 25, 2023 9:37 AM  
**To:** 'harleyjamesdean@yahoo.com'  
**Cc:** 'gharlow@goshenct.gov'  
**Subject:** Rock House Rd Driveway

Hi Harley, Please email myself and Garrett Harlow a pdf of your revised Site Plan. We will need 3 full size paper copies of the plans for the upcoming IWC Meeting on 5/4 at 7:15 pm. Hopefully your Engineer can be present and make a presentation to the Commission. We will ask Garrett Harlow, Public Works Director, to review the revised plans to see if his comments have been adequately addressed. Best, 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



# Town of Goshen, CT

## Property Listing Report

Map Block Lot

03-016-006-00

Building #

1

PID

40

Unique ID

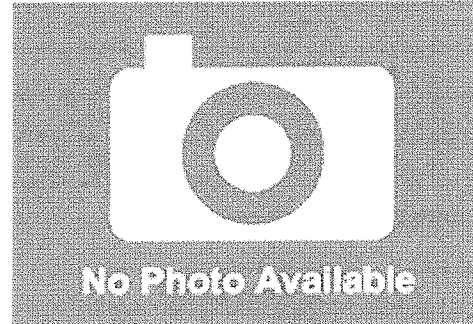
00004000

### Property Information

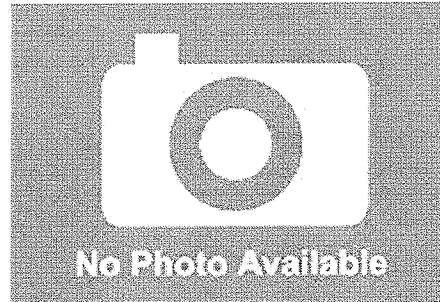
Property Location	ROCK HOUSE ROAD
Owner	DEAN HARLEY JAMES & ASHLEY
Co-Owner	na
Mailing Address	107 BERKSHIRE WOOD RD SOUTHFIELD MA 01259
Land Use	100 Vac Res Lnd
Land Class	R
Zoning Code	RA5
Census Tract	

Neighborhood	30
Acreage	15.1
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Book / Page	200/331
Additional Info	

### Photo



### Sketch



### Primary Construction Details

Year Built	0
Building Desc.	Vac Res Lnd
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)

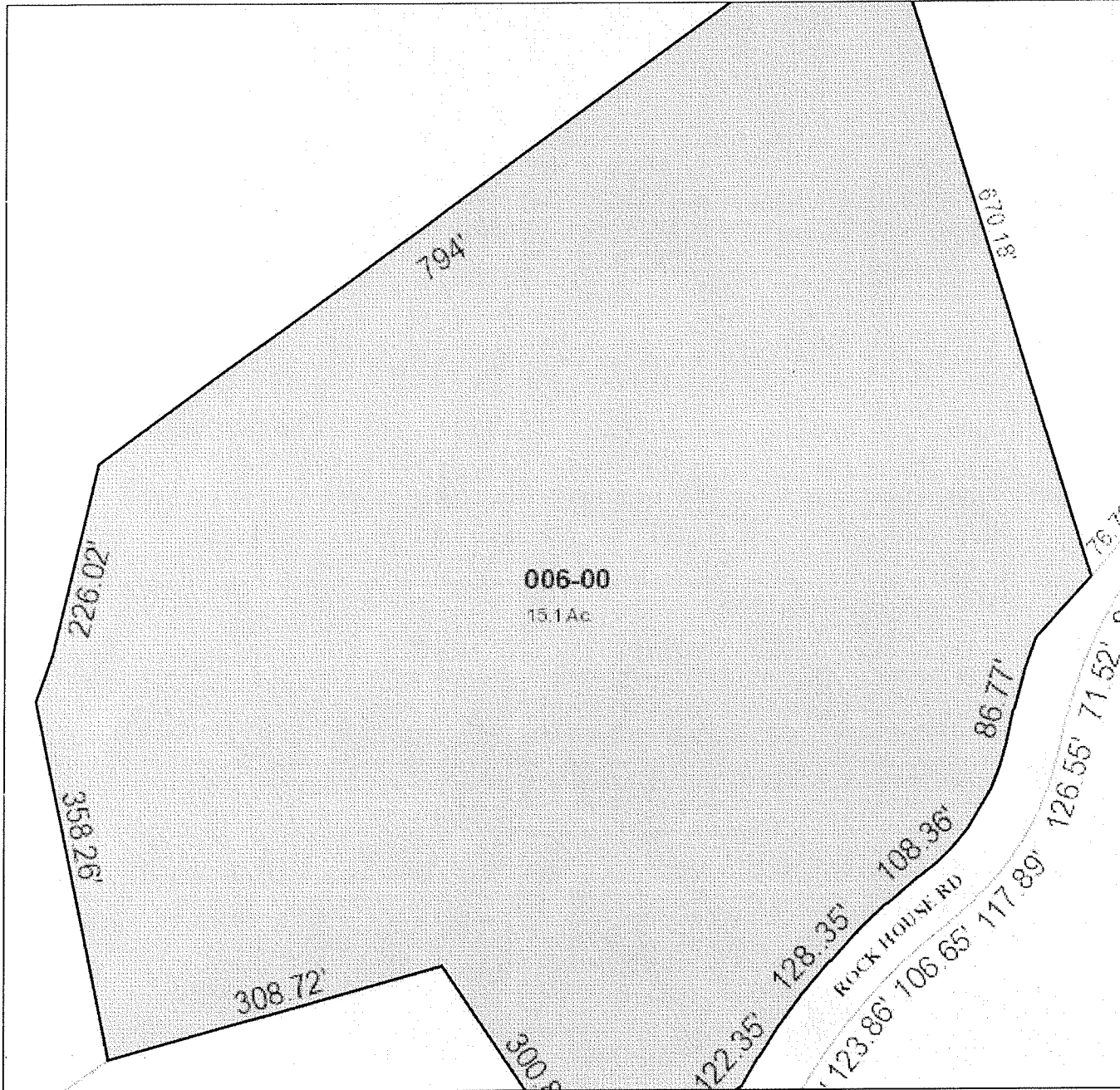
Building Use	Vacant
Building Condition	
Sprinkler %	NA
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA
Foundation	NA

# Town of Goshen

Geographic Information System (GIS)



Date Printed: 4/6/2023



## **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 = 150 feet

