

Total Fee: 75.00

Draft

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

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Fee Paid: _____

APPLICATION FOR INLAND WETLANDS
AND WATERCOURSES PERMIT

09/14/2023

Draft

Site Location SHERBROOK DRIVE Assessors Map 05 Lot 045 00 Zone WL

Total Parcel Acreage .85 Total Area of Wetlands Disturbance 0.115

Owner of Record SANDOR BRENDAN P & KAREN G Tel: (H) (W)
Mailing Address Lot 477 SHERBROOK DRIVE GOSHEN, CT 06756
Email Address

Applicant Brendan and Karen Sandor Tel: (H) (W)
Mailing Address 53 Hazel Woods Drive Woodbury CT 06798
Email Address bpsmail1@yahoo.com

Agent/Lessee Tel:(H) (W)
Mailing Address
Email Address

To the Inland Wetlands and Watercourses Commission:

I, Brendan and Karen Sandor, hereby apply for an Inland Wetlands and Watercourses Permit, pursuant to Section(s) 7-11 of the Inland Wetlands and Watercourse Regulations for:

(describe proposed regulated activities)

As outlined in the original Conservation Restriction Agreement signed May 16, 2005: Approved by and signed in perpetuity by the the Goshen Inland Wetland Commission and Town of Goshen Based on the Zoning Location Survey with Improvements submitted by C.M . Pateman and prepared by Berkshire Engineering and Surveying LLC A process which included site plan evaluation, engineering reports, soil and environmental analysis as well as a public hearing We request a permit to complete the originally proposed improvements, which include the construction of a single family dwelling on a crawl space, garage on a slab, driveway with turnaround, well, sewer, un derground utilities and drainage. All originally proposed engineering, restrictions, and provisions remain the same. We have created a development plan to assist the Inland Wetlands Commission in updating the original permit so that it achieves compliance with regulator y changes that occurred after May 16, 2005. Please see attached.

- 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.

SANDOR BRENDAN P & KAREN G
Signature of Owner

Signature of Agent/Lessee

Brendan and Karen Sandor
Signature of Applicant

Nature and Purpose of Project: As described on page 1 and in attachments

Applicant's Interest in Property: Owners

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

Total Property Acreage: 0.85 Total Acreage of Development: 0.115

Total Acreage of Wetlands on Site: 0.85 Total Acreage Altered: 0.115

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

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? Property is bound and governed by Conservation Restriction Agreement signed May 16, 2005

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](#)

**Goshen Inland Wetlands Commission Permit Application
Brendan and Karen Sandor - September 11, 2023
Lot 477 Proposed Development Plan**

The attached development plan is dependent on the Conservation Restriction Agreement for Lot 477 signed May 16, 2005. The scale, engineering, restrictions and provisions remain the same. The Plan mirrors the Zoning Lot Survey with Proposed Improvements prepared by Berkshire Engineering and Survey LLC, identified in paragraph 2 (two) of the Conservation Restriction Agreement.

In an effort to assist the Goshen Inland Wetlands Commission in updating this permit so that it enhances the Conservation Restriction Agreement and supports any regulatory changes that occurred after May 16, 2005, we propose the following positional modifications and provision to the originally proposed improvements, outside of the Conservation Restricted Area:

1. Replacement of the "proposed house and garage" plotted by C.M Pateman/Berkshire Engineering and Surveying LLC on the Zoning Location Survey with a defined 49.38' x 77' "buildable area*" in which:
 - A house may be constructed on a crawl space or concrete slab.
 - A garage may be constructed on a concrete slab
 - A driveway with turnaround, well, sewer, underground utilities and drainage may be installed.
 - The total footprint of the house, garage and driveway may not exceed 5000 square feet.
2. The proposed well location is moved from behind the "proposed house and garage" to in front of the "buildable area" to minimize wetlands intrusion.
3. Sandor or its successors or assigns shall review building plans with the Town's Inland Wetland Officer, prior to the start of construction, to ensure the total footprint of the house, garage and driveway do not exceed 5000 square feet and that the plans designate temporary stockpile areas surrounded by silt fencing.

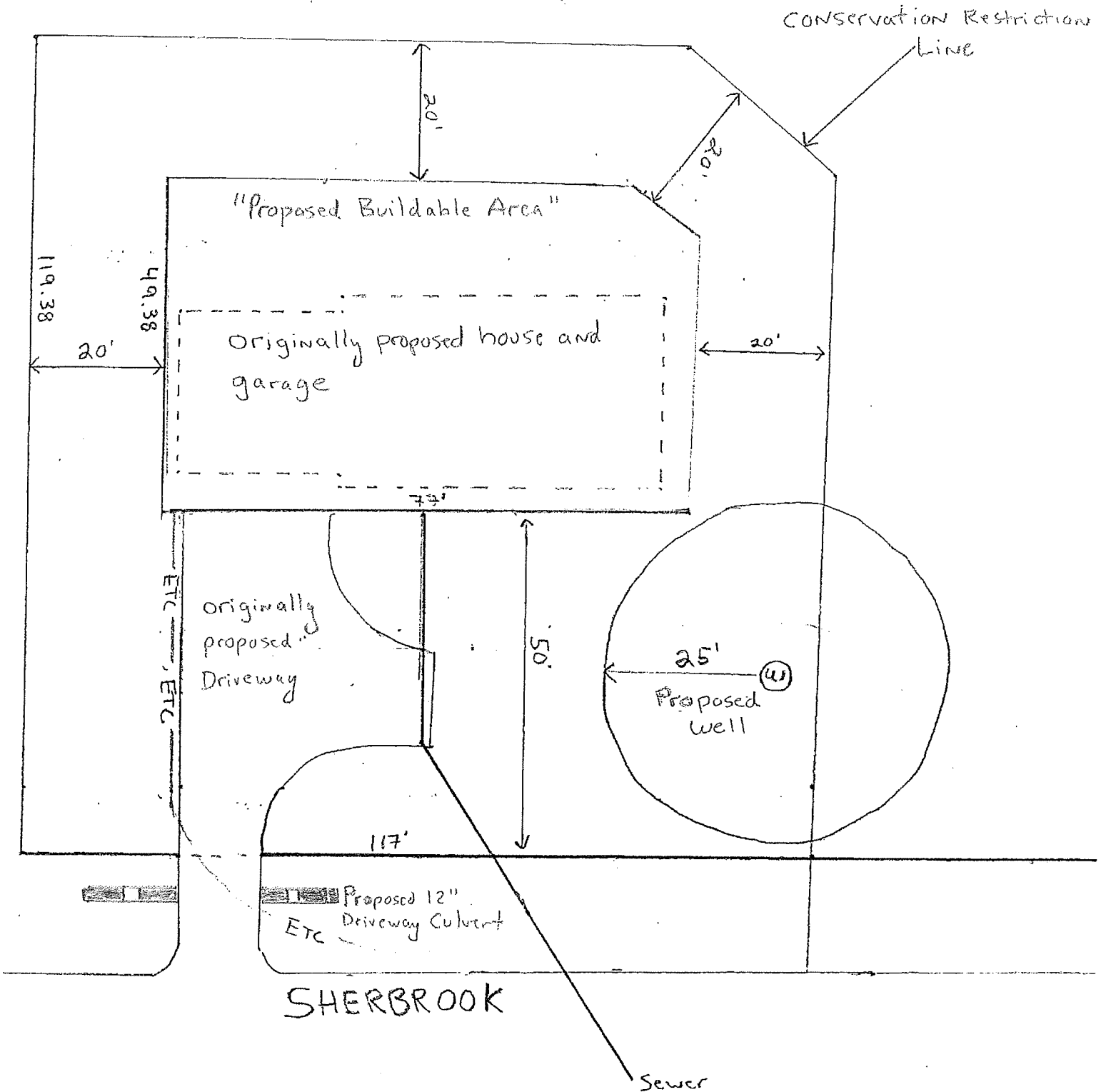
**In line with the Army Corp of Engineers' Regulations and Woodridge Lake building setback requirements (50' from roadways, 20' from sidelines)*

LOT 777 DEVELOPMENT PLAN

Prepared by: B. Sandor

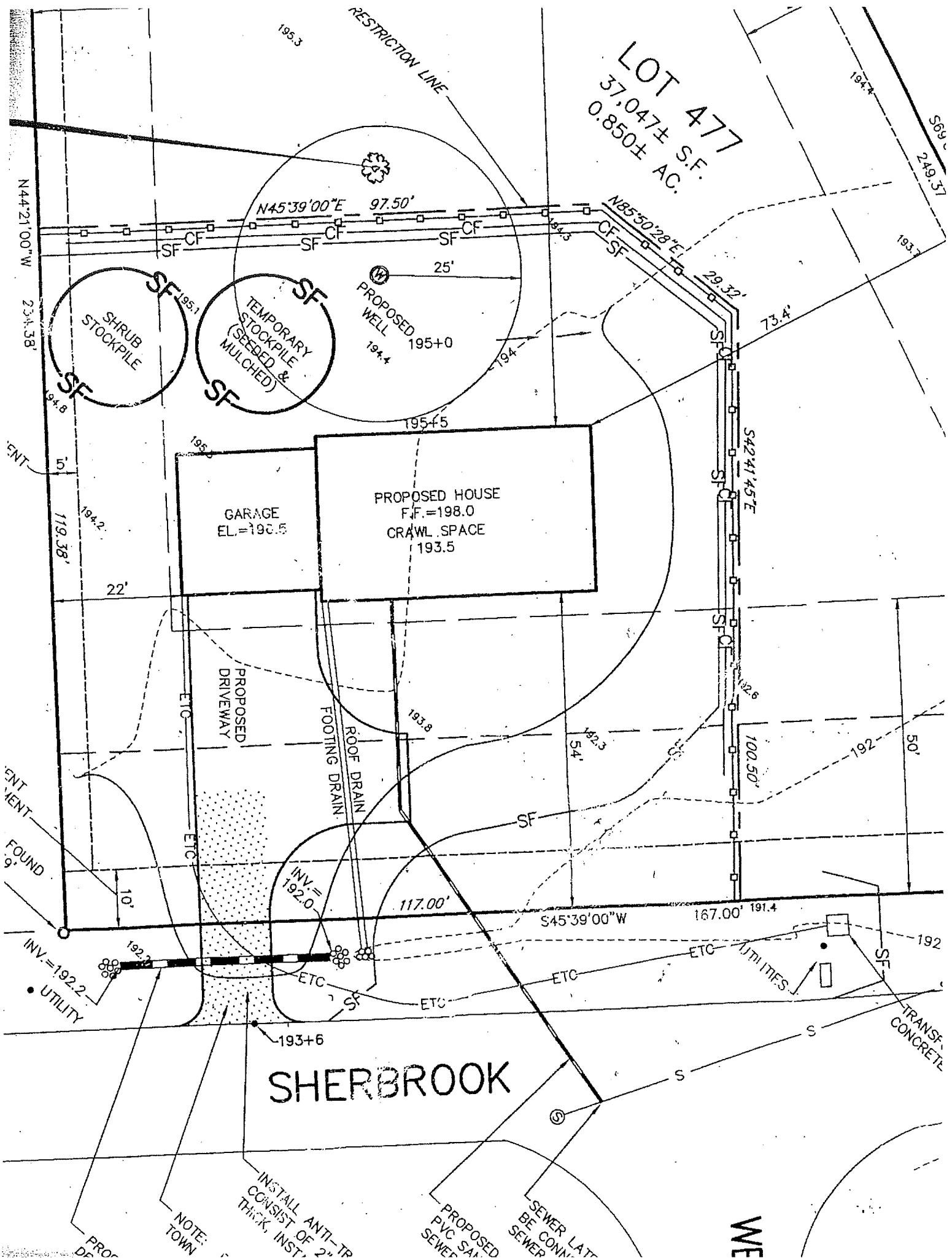
September 11, 2023

Scale: 1" = 20'



LOT 477
37,047± S.F.
0.850± AC.

RESTRICTION LINE



SHERBROOK

WE