



TOWN OF GOSHEN

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Martin J Connor, AICP, Town Planner/Zoning and Inland Wetlands Enforcement Officer

To: Planning & Zoning Commission
From: Martin J. Connor, AICP
Subject: William Colby for Buzziena White, 192A Kubish Road, 1-lot Subdivision, Tax Assessor's Map 08-002-011-00
Date: June 23, 2023

William Colby has filed a Subdivision application for property owned by Buzziena & Buzziena Mary White, 192A Kubish Rd., Tax Assessor's Map 08-002-011-00. The property is located in the RA-5 Zone and is 77.179 acres in size. The property has frontage on both Kubish Road and East Cornwall Road. It is presently used for agricultural purposes. The applicants propose to divide the land into 2 lots, only one of which, lot 1, will be a building lot. Lot 2 will not be a building lot. It would be approved for agricultural purposes only. The final Recording Mylar Map will be marked "For Agricultural Purposes Only." For lot 2 to become a building lot in the future it will need to be approved by the Commission as a resubdivision. Building lot 1 is proposed to be 10.783 acres in size with 2.81 acres of buildable land and 953.56 feet of lot frontage on East Cornwall Road. Proposed lot 2 will be 66.396 acres in size, with road frontage along Kubish Rd. Lot 1 exceeds the required minimum lot size and required road frontage for a lot in the RA-5 Zone. Lot 1 currently as a driveway for agricultural purposes.

The applicants have submitted plans titled, "Subdivision Map, Prepared for Edward Pogodzienski, East Cornwall and Kubish Roads, Goshen, Connecticut," dated 2/20/23, revised, 5/26/23, Pages 1-2, by Berkshire Surveying, LLC, and "Site Development / Septic Plan, Buzziena White / Silene White, 192 Kubish Rd., Goshen, Connecticut," dated 4/5/23, revised, 5/22/23, Sheets CS101 & 501. Also submitted is a letter from Richard Rossi, Sanitarian, Torrington Area Health District to the Commission, dated 5/22/23, approving the proposed subdivision for subsurface sewage disposal purposes. I have met with the owner, applicants, surveyor, and project engineer. I have also made a site visit to the property.

In reviewing the application and plans I have the following comments:

1. The Inland Wetlands Commission reviewed the proposed subdivision and granted approval at their June 1, 2023, meeting. This approval constitutes a favorable report to the PZC.
2. The Project Description notes on the on Map and Site Development / Septic Plan, Sheet CS 101, needs to be corrected to indicate that lot 1 is 10.783 acres

in size not 6.777 acres. Also, the word "East" should be inserted in front of Cornwall Road on Sheet CS 101. The correct address according to the Tax Assessor is 192A Kubish Rd. The Title Block should be corrected with the address as 192A Kubish Rd.

3. The title blocks for the Subdivision Map and Site Development / Septic Plan, don't match. Edward Pogodzienski is not the property owner or applicant. He is Buzziena White (Silene White's) partner. I would recommend the Final Recording Mylar Map, sheets 1 & 2, be corrected to list "Buzziena White" in the Title Block not "Edward Pogodzienski." The owner's information is correctly listed however in the "Notes" on Sheet 1 of the Subdivision Map.
4. The project engineer has demonstrated on the Site Development / Septic Plan, that lot 1 can support a house that meets the zoning setback requirements, that a code complying septic system, reserve septic system, well, and driveway all can be built on proposed building lot 1.
5. The Project Engineer, William Colby should write a letter to the Commission requesting a waiver of having to provide an Open Space and Recreation Area, in accordance with Section VIII of the Subdivision Regulations. I would support such a request since lot 1 is twice the minimum lot size for the RA-5 Zone and lot 2 is not a building lot, is 66.36 acres in size and must remain agricultural land unless approved as a resubdivision in the future. A driveway currently exists on lot 1 that had previously been approved for agricultural access.

Conclusion

In my opinion the Commission can make a finding that the application, maps, plans, and accompanying documents conform to the requirements of the Zoning and Subdivision Regulations. I recommend that the waiver request of providing Open Space and Recreation Area, in accordance with Section VIII of the Subdivision Regulations, be approved as lot 2 is 66.6 acres in size and is proposed for agricultural purposes only and must remain so unless a resubdivision is approved. Proposed lot 1 is twice the minimum lot size. **I recommend that the Subdivision Application be approved with the following conditions:**

1. Prior to endorsement of the Final Subdivision Plan, the applicant's surveyor shall set the pins and monuments as shown on the Subdivision Plan and submit a letter to the Town Planner attesting that these pins and monuments have been set in accordance with the Plan.
2. The Subdivision Map and Site Development / Septic Plan shall be corrected as indicated above.