

Affordable Housing Committee Special Meeting Minutes
Goshen Town Hall
August 15, 2024 @ 6:00 pm

Attendance: Lynette Miller, Mike Esposito, Jeff Damiano, Andy Savage, Adam Andrusia, Russ Hurley, Peter Kujawski (no absences)

Guest: Jim Thibault, President of the Goshen Land Trust

Lance Leifert, Conquest

1. Meeting Called to Order by Chairperson Miller at 6:00 pm
2. Attendance was noted
3. Seating of Alternate-none
4. A motion was made to accept the minutes of the July 11th meeting by Jeff Damiano seconded by Mike Esposito. Motion Passed
5. Correspondences were received and submitted to the Secretary
 - Jocelyn Ayer agreed to attend an Affordable Housing special Meeting on Sept 9th
 - Janell Mullen Town Planner sent a POCD memorandum
6. New Business
 - Jim Thibault introduced himself stating he has been a member of the Land Trust and president of the Land trust for 2 years. He continued discussing the land trust's by-laws with regards to acquiring properties and selling properties they own.
 - The Board of the Goshen Land Trust has had no conversations and do not have a position on housing. Any member that has spoken with a specific position on housing does not represent the Land trust
 - Goshen Land Trust records show 4 sales of properties 2 of which were land transfers. The Land Trust considers the conservation value of a property when considering a sale or transfer of property. 3/4 of the members have to vote in favor of a sale or transfer of property
 - Goshen Land Trust owns 30 properties, about 500-600 acres of land; State of CT has 28 properties
 - A request from the committee was made to receive a copy of the Goshen land Trust by-laws and incorporation documents.

Lance Leifert; Conquest. Discussion on survey of residents for the Affordable Housing Plan

- Categories for the survey
 - What data is needed
 - Marketing strategies to gather data and participants
 - Conquest will help build the survey, Committee will deliver the survey
7. Old Business -Special Meeting on Sept 9th 6 pm
 8. Other business- None
 9. A motion to Adjourn was made by Peter Kujawski, seconded by Russ Hurley. Motion passed unanimously. Meeting Adjourned 7:00 pm

Submitted by Secretary


Jeff Damiano

Received Aug 19, 2024 @ 11:47 AM
Attest 
Goshen Town Clerk

Zoom meeting 8/15/24

Jocelyn Ayer <jocelyn@thehousingcollective.org>

Tue, Aug 13 at 9:10 AM

To: Lynette Miller <lynettemiller622@gmail.com>

Cc: Mike Esposito <mesposito8@aol.com>, Todd Carusillo <1stselectman@goshenct.gov>, <a_andrusia@yahoo.com>, <asavage03@comcast.net>, <dkinsella@goshenct.gov>, <hogger91471@gmail.com>, <jdamiano@gmail.com>, <ptkujawski@gmail.com>, <solson@goshenct.gov>

Hi- I can do 9/9 at 6pm via zoom. I will put it on my calendar. Best, Jocelyn

Jocelyn Ayer (She, Her, Hers)

Director

Jocelyn@thehousingcollective.org | O: 475-273-9808
cthousingopportunity.org

LC-CHO is an initiative of:

On Tue, Aug 13, 2024 at 7:40 AM Lynette Miller <lynettemiller622@gmail.com> wrote:
[Quoted text hidden]

Goshen Affordable Housing Plan Committee

Lynette Miller <lynettemiller622@gmail.com>

Wed, Aug 14 at 6:41 PM

To: <ptkujawski@gmail.com>, <hogger91471@gmail.com>, <jdamiano109@gmail.com>, Mike Esposito <mesposito8@aol.com>, Andrew Savage <andysavagesc03@gmail.com>, <a_andrusia@yahoo.com>

Dear Committee Members:

Please scan down for your copy of a document provided by Goshen's Town Planner, Janell Mullen, which she previously provided to our PZC. I requested a copy for our committee as portions are due consideration and are applicable to our ultimate work product.

See you tomorrow, Thursday 8/13 at 6:00 PM. Please download and print your own copy of our minutes from our 7/11/24 meeting and the agenda for Thursday's meeting by going to our town website.

Regards,

Lynette

[Quoted text hidden]

Goshen - POCD Memo.pdf

TOWN OF GOSHEN

Plan of Conservation & Development (POCD) – Memorandum

Prepared by Janell Mullen, Consultant Town Planner

For distribution to the Goshen P&Z on 6/25/2024

REQUIREMENTS ASSOCIATED WITH POCD:

In accordance with Connecticut General Statutes (CGS) § 8-23, the Planning Commission must adopt a Plan of Conservation & Development (POCD) for the community, showing its recommendation for the most desirable use of land for residential, recreational, commercial, industrial, and conservation use. POCDs must be updated every ten (10) years or the municipality will be ineligible for discretionary state funding.

The Commission may adopt amendments to all or part of the plan as it deems necessary. Any owner or tenant of real property in the municipality may submit a proposal to the Commission requesting a change to the plan (per CGS§8-23(j)).

The purpose of the POCD is to serve as an advisory document intended to guide the use of land and overall plan for the Town. It is used as guidance for recommendations for municipal improvements which are referred to the Planning Commission under CGS§ 8-24 (“8-24 referrals”). The plan must also be considered whenever zoning regulations are being proposed for adoption or amendment.

ADOPTION PROCEDURE:

1. The Commission must hold at least one (1) public hearing with proper newspaper noticing and filing with the Town Clerk.
2. At least sixty-five (65) days before the hearing, the POCD shall be referred for review and comment to (1) the Board of Selectman who may also hold a hearing (2) The Regional Council of Governments (NHCOC) – shall make findings on the consistency of the plan with the regional and state plans
3. At least thirty-five (35) days before the hearing, the proposed POCD shall be posted on the Town’s website and a copy of the proposal shall be filed with the Town Clerk
4. After the public hearing, the Commission may revise the POCD or may adopt the POCD by a 2/3 vote of all members of the Commission.

The POCD MUST:

1. Include policies, goals, and standards for the physical and economic development of the municipality and recommend the most desirable types of uses and population densities in the various parts of the municipality.
2. Provide a system of principal thoroughfares, parkways, bridges, streets, sidewalks, trails, and other public ways.

3. Promote with the greatest efficiency and economy the coordinated development of the municipality and the general welfare and prosperity of its people.
4. Identify areas where it is feasible and prudent to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse and to promote such development patterns and land reuse.
5. Make provisions for the development of housing opportunities including addressing the need for affordable housing, allowing for multifamily dwellings, and encouraging the development of housing to meet the needs identified in the Housing Plan (under Section 8-37t)
6. Address the need for protection of existing and potential public surface and ground drinking water supplies
7. Allow for the use of cluster development and other development patterns consistent with soil types, terrain, and infrastructure capacity
8. Consider the needs of the municipality including human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and cultural and interpersonal communications (including technology related infrastructure pursuant to PA 16-144).
9. Identify the general location and extent of any areas served by existing sewerage systems or where sewerage systems are planned as well as identify areas where sewers are to be avoided.
10. Be consistent with the Regional Plan of Conservation and Development
11. Be consistent with the State Plan of Conservation and Development

The POCD may include:

1. Preservation measures for traprock and/or other ridgelines
2. Include provisions that protect and preserve agriculture
3. Recommendations for locations/improvements of schools and/or other public buildings
4. Proposed priority funding areas
5. Programs for the implementation of the plan
6. Any other recommendations considered beneficial to the municipality

GOSHEN'S CURRENT POCD:

A "Community Issues Forum" facilitated by the consulting firm Planimetrics (Glenn Chalder) highlighted main topics that were to be included in the plan. A similar community input process was followed for the adoption of the previous plan ten (10) years prior. The POCD notes that in 2004 the main issue was protection from development while during the planning process of 2016, the main issue was water quality.

The current Goshen Town Plan (adopted August 23, 2016) focuses on the following priorities:

1. Natural Resource Protection
2. Housing

3. Economic Development
4. Historic Preservation
5. Municipal Facilities
6. Roads and Circulation
7. Hazard Mitigation & Emergency Management
8. Sustainability

ITEMS TO CONSIDER:

Recommendation:

1. Review Goshen's current POCD in its entirety during a community forum (Fall Forum) to get a sense of what to change and what should stay the same and also what has yet to be considered?
2. P&Z should review the Implementation Table and discuss plan implementation. What has been accomplished? What was the methodology for accomplishment?
3. The current POCD references the Open Space Plan first and foremost – should this be updated? Emphasized? Integrated into the Town Plan?
4. What other planning documents should be included/mentioned in the Town Plan? Do any maps need to be updated?

Partners to engage: Goshen Land Trust, Goshen Ag Council, Goshen Economic Development Commission, Goshen Inland Wetlands Commission, Board of Selectmen, Goshen Lake Weed Management Committee, Goshen Housing Trust, Historical Society, Library Board of Directors