

Goshen Open Space Plan

Revised 2025 by the Goshen Conservation Commission:

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Turkey Hollow Road (Photo Credit-Bill Colby)

Goshen Open Space Plan

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Aquarion Water Company. East Street North (Photo Credit- Henry Moore)

Introduction

The Goshen Plan of Development written in 1973 defined Goshen as a rural and residential community. It is this rural character and quiet atmosphere which the residents of Goshen wish to preserve.

The Open Space Plan details the present inventory of Goshen's natural resources and makes recommendations on how to expand and protect open spaces.

The Open Space Plan is a component of the Town's Plan of Conservation and Development which under CT State Statutes, is required to be updated every ten (10) years. The Open Space Plan originally adopted in 1984 is periodically updated (2001, 2015, 2025), in alignment with updates to the Plan of Conservation and Development.

Purpose

Our Town continues to have a heritage of open space, clean water and clean air. We have a growing residential base, thriving small businesses and recreational opportunities are readily available through use of ponds, streams, nature trails, open lands and forests. Action proposals contained in the 1984 Open Space Plan and subsequent Open Space Plans were incorporated in the Goshen Plan of Conservation and Development, thus providing the framework for the maintenance of a quiet rural atmosphere. The Conservation Commission has the responsibility of reviewing the development and use of open space and making recommendations to the Town through the Planning & Zoning Commission. This document reflects the present state and recommended actions to further protect and enhance the natural resources of our Town.

Many of the past recommendations of the Open Space Plan have been enacted through local ordinances and land use regulations.

This document will:

- Map and outline the areas of Goshen designated as open space that are of special recreational, historical, or natural resource value.
- Propose specific actions for implementation by various Town bodies and residents to protect, enhance and conserve these areas as resources to the Town.

Goals

The major goal of the 2025 Open Space Plan (OSP) is to continue to maintain and foster the rural character of Goshen. Open space is a critical element of that character. Past open space plan recommendations have been enacted through Town ordinances and land use regulations. This has resulted in an increase in open space. For example, the 1984 OSP proposed amending subdivision regulations to allow for open space.

The OSP proposes continued actions for possible implementation by Town bodies. It also stresses the importance of supporting the Goshen Land Trust, as well as providing conservation options for private landowners who wish to keep their land open and free from development.

The northeast section of Goshen west of Rt. 272 is mostly comprised of large parcels of undeveloped land that abut each other. Some of this land is also adjacent to undeveloped land in Norfolk and Torrington. Together this is a massive, largely forested area. Ideally these large parcels should be permanently preserved as open space, as it is unrealistic that land will ever revert back to open space once developed. Presently, in northeast Goshen, only

the State's Wildlife Management Areas, CT Audubon Society land, the Town property on East St. North, the Anstett Farm, Ivy Mountain State Park, and John Minetto State Park are permanently protected. Since the last OSP in 2015, The Goshen Land Trust Mountain View property 127.3 acres (2016), the Town property on East St. North 52.4 acres (2018), and the Beech Hill State Property 635.4 acres (2021) were permanently protected in this same area. These additions represent a small portion of the conservation opportunities in this part of Goshen.

A long-term goal should be to connect Goshen's open spaces, including those held by the State, Land Trusts, the Town, and subdivision open spaces. This long-term goal should also consider open spaces in adjacent Towns. This will minimize fragmentation and will provide additional opportunities for the conservation of natural resources, preservation of core forests, and recreational activities.

Our goal is for Goshen to have 21% of its land permanently protected open space. This aligns with Connecticut's Comprehensive Open Space Acquisition Strategy also known as The Green Plan.

An additional goal is to preserve and protect environmental resources, such as wetlands, streams, and wildlife habitat. Furthermore, efforts should be made to increase public awareness of our open spaces and their environmental, recreational, economic, and scenic preservation value.

Definition of Open Space

Open space land is defined in Section 12-107b of the Connecticut General Statutes as any area of land, including forestland, land designated as wetlands under Section 22a-30 and not excluding farmland, the preservation or restriction of the use of which would:

1. maintain and enhance the conservation of natural or scenic resources
2. protect natural streams or water supply
3. promote the conservation of soils, wetlands, beaches, or tidal marshes
4. enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries or other open spaces
5. enhance public recreation opportunities
6. preserve historic sites
7. promote orderly urban and suburban development

The Town of Goshen subdivision regulations further define Open Space as follows:

Open Space included, but shall not be limited to:

- land left in its natural, undisturbed state
- protected agricultural land
- land areas and facilities for non-commercial, non-profit recreation
- similar land areas for wildlife habitat protection, passive and active recreation, groundwater recharge, scenic or historic preservation and the like.

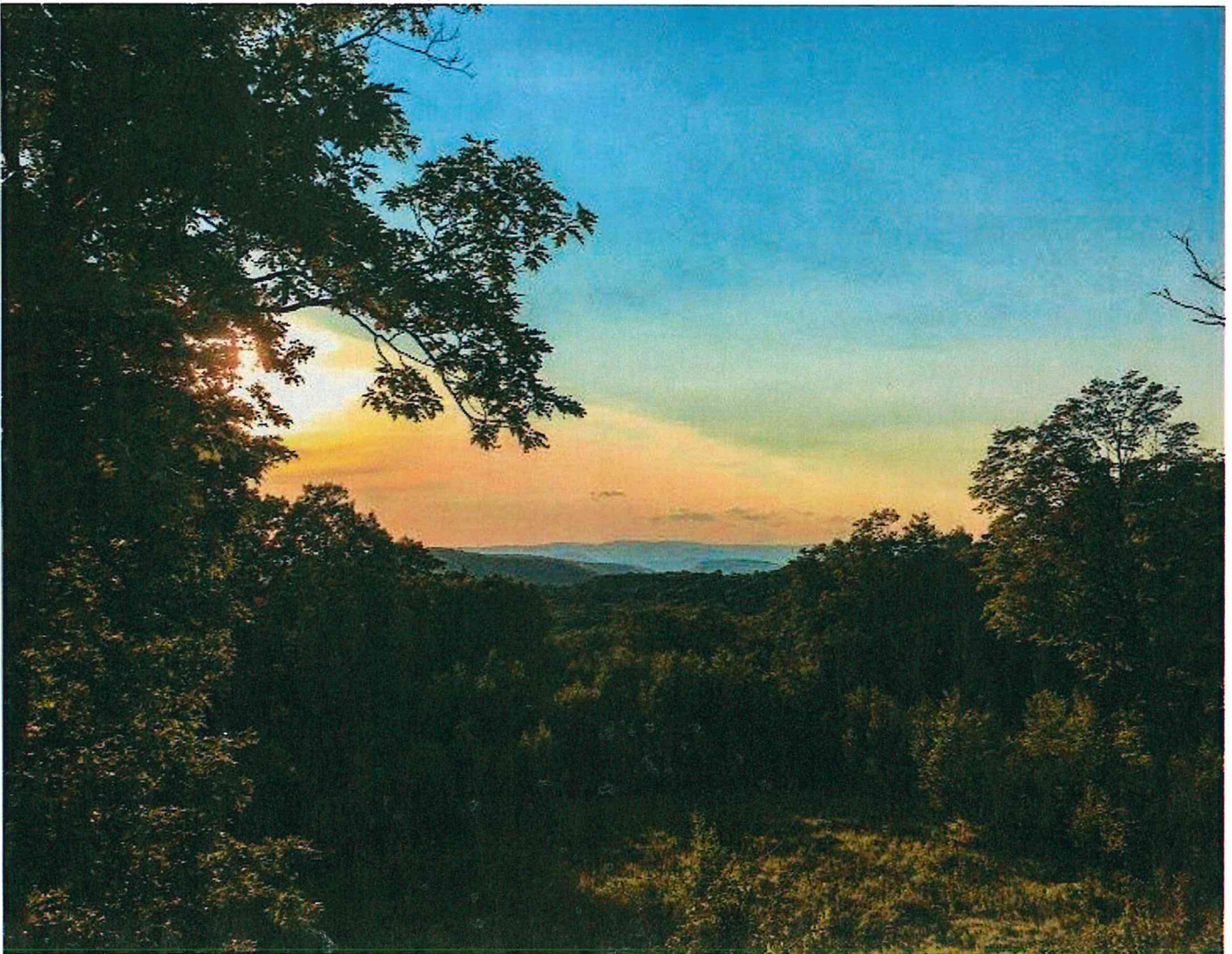


Route 4/East Street North (Photo Credit- Anders Nygren)

Open Space Prioritization

The following list is not meant to be all inclusive nor is the numbering meant to be in order of priority. Its purpose is to generate discussion and solicit input.

1. Land abutting protected land
2. Land abutting water company land
3. Land along stream corridors
4. Watershed land
5. Wetlands
6. Land with historic importance
7. Land with scenic vistas
8. Land that is part of a large un-fragmented block of land
9. Land abutting existing Town land
10. Land for recreational use
11. Protection of critical habitats



Goshen Land Trust, Mountain View (Photo Credit- Ashley Buick)

490 Open Space Eligibility

CT Public Act 490 allows farmland, forestland, and other open space land to be assessed at its use value rather than its fair market value. It is meant to discourage owners from selling their land because of high taxes. Farmland and forestland are largely governed by state statutes. The qualification criterion for all remaining open space is established by each municipality.

In Goshen, the Assessor should use the following as a guideline to determine open space eligibility:

...that portion of any lot or parcel of land in the Town of Goshen which is greater than the Goshen Zoning Regulation requirement for minimum lot size for the Zoning District in which the lot is located and is undeveloped land. *

The excess land must also meet or exceed the applicable minimum zoned lot size.

For example, in an area with 5-acre zoning, a 10-acre parcel would have 5 acres eligible for a 490-tax reduction. A 9-acre parcel would have no eligible land.

*The term “undeveloped land” shall mean land without buildings or any other man-made structures, excluding dams, cemeteries and mining activities.



West Street (Photo Credit- Cindy Saccoman)

Goshen Open Space Areas as of March 2025

<u>State Administered Lands</u>		Permanently Protected Acres	Open Space Acres
Goshen Wildlife Management Area (North Goshen Rd.)		848.2	848.2
Mohawk State Forest		1324.2	1324.2
Ivy Mountain State Park		58.4	58.4
Wadhams Grove (Old Middle Street)			1.1
Hall Meadow (Route 272)		250.3	250.3
Dog Pong Boat Launch			1.7
Tyler Lake Boat Launch			0.2
West Side Pond Boat Launch			0.1
Long Swamp Easement		14.9	14.9
Goshen Wildlife Mangement Area (East Street North)		118.6	118.6
Goshen Wildlife Mangement Area (Beach Hill Road)		635.4	635.4
	Subtotal	3250	3253.1
<u>Water Company Lands</u>		Permanently Protected Acres	Open Space Acres
Waterbury Water Company			450
Torrington Water Company/Aquarion			3974.3
	Subtotal		4424.3
<u>Educational Institutions</u>		Permanently Protected Acres	Open Space Acres
Scouting America			186.2
Goshen Center School (Region 20)			17.7
Northwestern CT YMCA			18.9
	Subtotal		228.2
<u>Commercial</u>		Permanently Protected Acres	Open Space Acres
Torrington Country Club			154.1
	Subtotal		154.1

<u>Private</u>		Permanently Protected Acres	Open Space Acres
Woodridge Lake Property Owners			70.3
Goshen Agricultural Society (Fairgrounds)			121.4
Connecticut Audubon Society (Croft Property)		693.3	693.3
Goshen Land Trust Fee		557.1	557.1
Goshen Land Trust Easements (less Anstett Farm)		96.6	96.6
Litchfield Land Trust (Schleich Easement)		90	90
Weantinoge Heritage Land Trust (Rebekahs Hill Flora and Fauna)		85	119.1
Woodridge Lake Sewer District			114.7
Naugatuck Fish and Game Club			45.6
Connecticut Trail Riders			7
Kubish Farm (East Cornwall Rd.) NRCS Wetland Resource Easement		78.9	78.9
	Subtotal	1600.9	1994
<u>Municipal</u>		Permanently Protected Acres	Open Space Acres
East Street South Property			60.0
East Street North Property			95.5
Camp Cochepianee			38.3
Town Office and Library			3.5
Cemeteries			3.5
Town Garage			5.2
Fire Department			3.6
Town Hill Road			19.9
190 Sharon Turnpike			13.6
Misc Dam Drainage (Tyler Lake Heights)			0.4
	Subtotal		243.5
<u>Church Land</u>		Permanently Protected Acres	Open Space Acres
Other Than Cemeteries			56.1
Cemeteries (Other Than Municipal)			10.2
	Subtotal		66.3

<u>Agricultural Lands</u> <i>(Development Rights Sold)</i>	Permanently Protected Acres	Open Space Acres
Gray Farm (5 1/2 Mile Road)	97	97
Cunningham Farm (5 1/2 Mile Road)	204	204
Break Hill Farm (Old Middle Street)	108.4	108.4
Thorn Farm (Ives Road)	96.6	96.6
Craig Farm (Old Middle Street)	84.2	84.2
Action Wildlife Foundation (Torrington Road)	103.4	103.4
Schuster Farm (Beach Street)	51.2	51.2
Perkins Farm (Newcomb Road)	53	53
Anstett Farm (Whist Pond Road)	78.2	78.2
Ocain Farm (North Street)	213.9	213.9
Subtotal	1089.7	1089.7
<u>Bodies of Water</u>		Acres
Woodridge Lake		385
Tyler Lake		187
Dog Pond		65.8
West Side Pond		41.9
Subtotal		679.7
The acreage for the following is already included in the parcel where the body of water is located. Listed for informational purposes only.		Acres
Reuben Hart Reservoir		85
Hoover Pond		10.9
Mohawk Pond		4.9
North Goshen Reservoir		131
Potash Pond		4.8
Whist Pond		40
Litchfield Reservoir		12
Ivy Mountain Pond		8
Wildcat Pond		9
Ocain Pond		5
Cunningham Pond		14

<u>Land Enrolled in 490</u>			Open Space Acres
490 Forestland (Excluding state, water company and forestlands included elsewhere)			6818.9
490 Farmland (Less farmlands included elsewhere)			2263.5
490 Open Space (Less open space covered elsewhere)			1533.9
	Subtotal		10616.3
<u>Grand Total-</u>		5940.8	22064.3
		Permanently Protected Acres	Open Space Acres
<u>Total Acreage of Goshen</u>	29184		
<u>Percent Protected/Open Space</u>		20%	76%



John Ross Trail, Pie Hill Marsh (Photo Credit- Vicki Lynch)

Goshen's Natural Resources

In order to preserve Goshen's quiet and rural atmosphere, this Open Space Plan is a guide for future decision making about the development of our Town. Our Town covers 45.6 square miles in the center of Litchfield County and has a population of approximately 3181 as of 2025. The following sections detail the resources that are important to the Town.

Water Resources

The water resources of Goshen include the surface waters of lakes, streams, rivers, and wetlands, as well as ground waters including their recharge areas. Within Goshen there are parts of 3 major watersheds,— Hollenbeck, Naugatuck and Shepaug (which are all part of the Housatonic watershed) – and parts of 11 sub-watersheds (see appendix 5). Bedrock aquifers underlie the entire Town and stratified drift aquifers occur in nine localized areas. Most domestic water supplies in Goshen are derived from bedrock aquifers which, in some cases, are limited. More water is potentially available from stratified drift aquifers. However, testing will be required to determine quantity and quality. Goshen owns land with a stratified drift aquifer adjacent to Aquarion Water Company ground wells but has no municipal water system. Goshen is headwaters to two public water supply systems. The Shepaug/Marshepaug watersheds contain surface water which serves the City of Waterbury as well as the west branch of the Naugatuck River serving the Torrington area.

Recreational activities such as swimming, boating, skating, and fishing are abundant and accessible on Goshen waters. The State maintains public boat launches on Tyler Lake, West Side Pond, Dog Pond, and Mohawk Pond.

Wetlands are critical to our water quality. They act as nutrient and pollutant filters by cycling the nutrients and trapping the pollutants and sediments. Wetlands also prevent storm water damage by storing and retaining runoff. As an example, a ten acre marsh will accommodate 3 million gallons of water for a one foot rise in water level. Wetlands support abundant and diverse wildlife.

All wetland components in each watershed are important. They contribute greatly to the quality of Goshen's open space and to the quality of life in this area and surrounding Towns. In cases of water supply, maintaining excellent water quality is essential to protect public health and safety and avoidance of more costly treatment or liability for polluted water. It is everyone's responsibility to help protect and maintain the quality of Goshen's water resources. As water companies divest themselves of lands that offer marginal or minimal water source protection, there will be opportunity for protection of additional open space but only if acted upon in a timely and decisive manner.

Description of Major Watersheds

Hollenbeck Basin

This system drains 17,048 acres. In Goshen, it is made up of the Brown Brook Sub-watershed and the Hollenbeck River Sub-watershed. There are 2817 acres of this basin in Goshen and it's mostly heavily wooded with some scattered agricultural land.

Naugatuck Basin

This basin covers 49,515 acres. There are 7194 acres of this Basin in Goshen which includes portions of 4 sub-watersheds: Hall Meadow Brook, Hart Brook, Naugatuck River West Branch and Nickel Mine Brook. This land in Goshen is mostly wooded, steeply sloped terrain.

Shepaug Basin

It encompasses 45,500 acres, 18,914 acres of which are in Goshen. Parts of 5 Shepaug Basin Sub-watersheds are in Goshen: Bantam River, Bantam River West Branch, Butternut Brook, Marshepaug River and Shepaug River. In Goshen the basin includes West Side Pond, Tyler Lake and Woodridge Lake.

Soil Resources

Goshen's soils overlie glacial till varying from a few inches over bedrock to thick deposits of sand and gravel. Natural changes in the soil-plant ecosystem are slow and seldom seen naturally. Use of the land by people affects natural soil conditions. This may in turn affect water quality in lakes and streams. Houses, roads, cropland, and sanitary facilities affect the condition of the soil by compaction, erosion, and overtaxing the soil's capability to absorb or modify wastes properly. Management procedures are available to minimize adverse impacts on soils.

There are about 100 soil types found in Goshen. Locations of soil types have been mapped by the United States Department of Agriculture's Soil Conservation Service and can be found in the Soil Survey of Litchfield County, 1970, by USDA. Included in this publication is information on the limitations of soil types for various land use along with detailed descriptions of the soils. The physical, chemical, and morphological properties of a soil type determine its capabilities and capacities for use as home sites, septic fields, croplands, roads, and other uses. State statutes allow this information to be used as a basis for zoning, planning, and enforcement of The Connecticut Inland Wetland Act.

Forestland

As of 2024, Goshen was approximately 73% forested. The forest zones found in Town are the Northern Hardwoods Zone and the Transition Hardwoods Zone. Characteristic species in the Northern Hardwood Zone are sugar maple, beech, yellow birch, white pine, hemlock, white ash, and black cherry. The Transition Hardwood Zone's characteristic species are red oak, black oak, white oak, white ash, black birch, sugar maple, pignut hickory and basswood. Pioneer species found throughout Town in old agricultural areas are white pine, eastern red cedar, gray birch and quaking aspen.

This resource is useful for recreation, wildlife habitat, watershed protection, fuel wood, and lumber. The forestland in Goshen is held as private property, State Forest, State Parks, and by water companies. Effective coordination of forest management is made difficult by the great number of small parcels of forestland.

Forestland of generally twenty-five acres or more is eligible for reduced tax assessment under Connecticut Public Act 490. This program encourages land to be kept as forest. No management plan is required in order to receive this assessment, but landowners should be encouraged to learn more about caring for woodland. Poor logging techniques may cause serious erosion, sedimentation problems, and adversely affect water quality and future productivity of the forest resources of Goshen. Private consulting foresters and State Foresters are available to assist landowners with developing management plans.

Environmentally Sensitive Areas

There are many fragile natural resource areas in Goshen; that contain one or more of the resources previously mentioned. These areas are the ridge tops, shallow depth to bedrock areas, (exposed or shallow body) riparian buffers, vernal pools, and inland wetlands.

The ridge top areas are the summits and immediate side slopes of the watershed boundaries in Town. These areas are extremely difficult to develop and are aesthetically pleasing in their natural state. The shallow depth to bedrock areas of Goshen are those regions mapped on the soil survey as Hollis Soils and rock land. On-site septic systems are difficult to establish on these areas, and once stripped of vegetation, these areas quickly lose what soil they have to erosion. Reforestation is slow.

Riparian buffers are natural corridors along the water courses in Town. The boundaries of riparian buffers are delineated by soil types based upon a system developed by the Soil Conservation Service, USDA. Land use is regulated by soil's potentials in order to protect water quality. Inland wetlands are the poorly to very poorly drained soils and floodplain soils found in Goshen. These areas supply wildlife habitat and flood water storage. They also act as filtration areas for surface water. These areas are not suitable for development.

Description of Farmland Resources

The 2001 OSP showed that there were approximately 5,300 acres of potential agricultural land in Goshen. However, based on information from The CT Farmland Trust and The CT Farmland Bureau, the Goshen Agricultural Council believes there are no more than 1,500 acres of land that would make farming financially possible in Goshen. Therefore, steps should be taken to preserve this limited resource for the future.

The agricultural resources of Goshen have been grouped into sixteen tracts, all of which are considered high priority land. These are identifiable on the Farmland Priority Map and Agricultural Tract Boundaries (Appendix 4) by letters A through Q. These tracts feature significant contiguous blocks of prime agricultural land of about 200 prime acres. This size block provides a viable base for future commercial farm operations. Vegetable, nursery, orchard, or small-scale farm operations are also viable in these areas.



West Street (Photo Credit- Laura Stancs)

Description of Farmland Tracts

Tract A:

Located in the southwest corner of Town, three bands of Class I, II & III soils are present which cover an area of about 140 acres. One half of these soils have been used for farming along with adjacent soil classes consisting of about 60 acres. This section of Town is somewhat isolated from the rest of Goshen.

Tract B:

West of Woodridge Lake along Milton Rd., this area contains about 200 acres of the top three soil Classes with about 30% used for agriculture. There are approximately 120 to 150 acres of other soil types that have been used for agriculture in this area. Acreage has been & will continue to be lost in this area due to residential development pressure.

Tract C:

This area, west of Beach St. & south of Woodridge Lake, has 150 acres protected by state ownership of development rights. This encompasses the majority of the agricultural land in this area.

Tract D:

This area is located along Rt. 63 adjacent to the Litchfield Town line. Roughly half of the Class I, II & III soils within this area are presently used for agricultural purposes. The other half of the Class I, II, & III soils in this area are no longer actively farmed or not yet used. This area will be under pressure in the near future for uses other than agricultural.

Tract E:

This area is located along RT. 63, north of Tract D & south of Rt. 4, contains two broad bands of Class I, II & III soils running north to south. Some of this area has been preserved via State ownership of the development rights. Some of the best soils lie within Goshen center and have been lost to incompatible uses. A large section is utilized by the Goshen Agricultural Society for the fairgrounds and parking.

Tract F:

This tract is located between West St. and route 63 with active farmlands covering half of Classes I, II and III categories available in the area. There are large contiguous areas of these soil types grouped close to and within the existing active farmland. The State owns the development rights to approximately 85 acres of this land. Some land has been subdivided into housing lots along West St. There are areas within this tract that are still worthy of consideration for preservation as a future agricultural resource.

Tract G:

Straddling School Hill Rd., this area has succumbed to development pressure. There are two contiguous tracts that are in open space. The remaining available agricultural land is little or underutilized.

Tract H:

Land in this area has been subdivided into residential units. What little agricultural land that is remaining is fragmented and not easily accessible. This area is a prime example of land use being driven by federal and state tax codes.

Tract I:

Northwest of Tyler Lake and adjacent to the Cornwall Town line, the Class I, II & III soils in this tract are scattered. They are presently used for agriculture with two areas totaling 301 acres under protection via State owned development rights. There is an equal amount of soils other than Class I, II, & III being used for agriculture in this area.

Tract J:

This site, located on Lucas Hill, covers an area of 300 acres. It consists of a long narrow continuous strip of Class I, II & III soils that is readily accessible and has been used for agriculture. An adjacent area, equal in size consisting of other soil classes, has also been used in farming.

Tract K:

This area is the largest agricultural tract in Goshen and is located in the eastern side of Town along East St. North & East St. South. It contains large areas of the 1st three soil classes throughout. The soil areas are not contiguous but in close proximity to each other. The state and federal government own the development rights to 181 acres in this area. There is one active beef farm and a wildlife farm in this area. A large portion of the property is under the umbrella of the Torrington Water Company/Aquarion watershed lands.

Tract L:

The area west of East St. North and south of North Pond is large, 2 1/3 miles long & 1/2 mile wide. It consists of scattered pockets of the top three soil classes, 50 acres of which were used for farming. 400 to 450 acres of other soil types were previously used for farming. The state now owns a large part of this area. The Torrington Water Company/Aquarion watershed land occupies 1/4 of this tract.

Tracts M & O:

These areas have scattered pockets of Class I, II & III soils and are small in scale. They have not been farmed in decades and are located within the Torrington Water Company/Aquarion lands.

Tract N:

Located in the Hall Meadow section of Town, this area contains another narrow strip of Class I, II, & III soils that is 1000 ft. wide by 10,000 ft. long. One quarter of this land has been previously used for agriculture with the remainder within the confines of Mineto State Park

Tract P:

This site, located in the northwest corner of Town along RT 63, has scattered pockets of Class I, II & III soils which have been used for farming. Other pockets of soil types have also been used in this area. Accessibility to these lands is limited.

Tract Q:

Located on East St. North adjacent to the Norfolk Town line, this area contains 30 to 40 acres of the top three soil classes. Some of this land is under a conservation easement from Nature Conservancy that will allow continued use for farming.



West Side Road (Photo Credit- Carol Aldrich)

Goshen's Scenic Sights

NORTH:

Art Barn on Rte. 63 N
Roberts Hill view heading north on Rte. 63 south of Cornwall Town line
West end of N. Goshen Rd looking southwest
East St. N. looking east at Norfolk town line
Whist Pond Rd. looking west toward pond
Lower East St. N. overlooking Torrington Country Club
5 ½ Mile Rd. south of Hillhouse Rd.
Bartholomew Hill Rd. looking southeast West Side Pond Rd. at boat launch

WEST:

West St. overlooking fairgrounds when corn is low
Milton Rd. looking east between Lucas and Shearshop Rds.
Highest point on Milton Rd. in winter only
South end of W. Hyerdale looking east
Top of Allyn Rd. looking north
Brook on Eli Bunker Rd. near Cornwall Town Line looking north
Seeley Rd. at Goshen/Cornwall Town line
East Cornwall Rd. at Litchfield Town line

SOUTH:

Rte. 63 S looking west across fairgrounds
Wadhams Farm
Top of Pie Hill Rd.

EAST:

Rte. 4 east between Torrington Town line and Country Club



Goshen Historical Society

Goshen's Historic & Archeological Sites

The West Goshen Creamery (1813)
 The Academy (1824)
 Old Town Hall (1895)
 Slab Alley (Mill St.)
 All cemeteries
 Old St. Thomas Church (1876)
 Congregational Church
 Clay Beds near Dog Pond/Dog Pond Sluiceway
 North Goshen Methodist/Episcopal Church
 Old General Store (West Goshen)
 School House Newcombe Rd.
 School House N. Goshen Rd.
 School House Beach St. & Rte. 4
 Liberty Pole on East St. North (1776)
 Methodist Church (1836), West Goshen
 North Goshen Village
 Goshen Center
 Hale Homestead (1752) oldest house in Goshen
 Animal Pound (East St. North)
 Birdsey Hall (Colonial Inn) (1802) brick
 Jabez Wright House (1787) (Herringbone Brick)

There are numerous archaeological sites in Goshen in the lake regions of Town and along the streams and rivers. These sites are not listed for fear of vandalism and exploitation. These archaeological sites date back to colonial and pre-colonial periods in the Town's history.

Other Points of Interest

Action Wildlife	Mohawk Bison Farm
Black Spruce Bog	Old Barn Farm
Brass Mountain	Peat Swamp
Breakell Farm	Pepin Hereford Farm
Break Hill Farm	Pie Hill Farm
Fairgrounds	Sunset Meadow Vineyard
Glacial Erratic on Gray Farm	Swamp on Dog Pond
Hart Pond and wetlands	Swamp on Tyler Lake
Hiking trails (see map)	Thorncrest Farm
Ivy Mountain	Tipping Rock
Ivy Mountain Farm	Utopia Percherons
Long Swamp	West Street Farm
Marshepaug River Falls	Windy Hill

Natural Points of Interest

Name	Location
Brass Mountain	Between RT 63 North, East Street North, Hageman Shean Road and Holmes Road
Black Spruce Bog	Mohawk State Forest – Toomey Road.
Glacial Erratic on Gray Farm	5 1/2 Mile Road
Hart Pond and wetlands	Seeley Road/College Street.
Hiking trails (see map)	See Map at end of document.
Ivy Mountain	Ivy Mountain State Park
Long Swamp	Lyman Lane
Marshepaug River Falls	Mill Street
Peat Swamp	Between Sharon Turnpike, School Hill Road, West Side Pond Road and Rt. 63 North.
Swamp on Dog Pond	North of Dog Pond
Swamp on Tyler Lake	North of Tyler Lake
Tipping Rock	On inaccessible private land

Agriculture and Other

Name	Location
Action Wildlife Foundation	35 Torrington Road, Route 4
Goshen Fair Grounds	Old Middle Street
Ivy Mountain Farm	496 Hageman Shean Road
Mohawk Bison Farm	47 Allyn Road
Old Barn Farm	300 Bartholomew Hill Road
Pepin Family Farm	East Street South

Sunset Meadow Vineyard	599 Old Middle Street
Thorncrest Farm/Milk House Chocolates	280 Town Hill Road
West Street Farm	103 West Street
Four Winds Farm	Old Middle Street and Four Winds Road
Goshen Farmer's Market	42 North Street
Forgue-Tyre Farm	179 West Street
Goshen Green Garden and Monarch Sanctuary	Old Middle Street
Mike's Beehive LLC	80 Holmes Road
Windy Hill Farm	188 5 ½ Mile Road
Utopia Percherons	293 East Street North
RW Commerford and Sons Inc.	Rt. 4
Northern Farm and Flower	Old Middle Street
Stone Hollow Farm	180 Shearshop Road
Briar Hill Farm	85 Town Hill Road
Mead Run Farm	1096 North Street
Grandview Farm	135 Allyn Road
Stix and Stones Farm	160 East Cornwall Road
Crosswicks Farm	93 West Street



Woodridge Lake (Photo Credit- Michael Edison)

Action Proposals

The Conservation Commission has reviewed the resources in Goshen and is proud of the many accomplishments since the last report. Looking forward to the 21st century, we feel that diligence in establishing, maintaining, and preserving open space, clean water, and natural resources for generations to come is still a major priority. The following are recommendations for the Town to accomplish this and move forward:

1. Funding the Agricultural Land Preservation Fund (Title 45): The Conservation Commission recommends that this ordinance be funded. These funds are to be used for the acquisition, either directly or jointly with the State, farmland development rights that have been voluntarily offered for sale to the Town. We believe this is an opportunity to leverage taxpayers' money to preserve Goshen's rural character.
2. Connecticut Farmland Preservation Program (FPP): Under this program, the State preserves farmland by acquiring its development rights. Agricultural landowners should be made aware of this program.
3. Farmland Restoration, Climate Resiliency & Preparedness (RRP) Grant (formerly Connecticut Farmland Restoration Program): This State program provides grants to farmers to clear woodlands and overgrown fields to reactivate farming production. Goshen agricultural landowners should be made aware of this program.
4. Open Space Use Policy: The Town of Goshen should establish and adopt a policy for the use of open space acreage owned by the Town. Priority should be given to recreational uses that are safe and preserve the natural environment. The use of motorized vehicles should be restricted to the places where erosion and noise pollution would be minimal. Traditional outdoor activities such as hiking, birdwatching, horseback riding, hunting, camping and fishing should be accommodated where possible. Hunting and camping by Town residents would be allowed by permit only, subject to policy set by the Board of Selectmen, and in conformity with legal seasons and State hunting laws. The Conservation Commission should develop plans for conservation and enhancement of Town-owned open space lands where individual tracts exceed ten acres in size. This work can be facilitated by utilizing resources available to the Town through the DEEP, such as State biologists, State foresters and incorporating guidance from the State Wildlife Action Plan.
5. Trail Network: Continue to establish and maintain hiking trails and access. Future cooperative efforts should be made with other organizations (State and private) to connect and expand open space in Goshen and create a network of trails between open spaces. The Conservation Commission will continue to encourage and expand the safe use of open space within the Town through mapmaking, creation of signage, construction of trails and bridges, and regular maintenance programs.

6. Protect Wetlands: The Conservation Commission supports and encourages Zoning and Health District efforts to control building and land use near wetlands in Goshen. Responsible use of pesticides and fertilizers, especially near our lakes and streams, should be encouraged through education regarding the effects of these chemicals on water, plants, and animals. Furthermore, the education regarding proper building, repair, and maintenance of septic systems within the Town should be a high priority in order to make citizens aware of the possibility of groundwater contamination when systems are not maintained properly. Efforts to limit, prevent, and stop nutrient and sediment runoff into wetlands and watercourses should be given high priority. The use of low-impact development solutions, such as establishing and protecting riparian buffers and rain gardens, should be encouraged. Literature and other resources which will highlight the importance of protecting our wetlands and how Townspeople can do so should be made available via the Town Clerk's Office.
7. Invasive Species: The Conservation Commission recognizes the important work being accomplished by the Connecticut DEEP and the Connecticut Invasive Plant Working Group regarding invasive plant and animal species, and their impact on the environment. All responsible Town commissions should adopt the findings and technical information regarding invasive species, their control and management as promulgated by the DEEP and its working groups. This information should be shared with other Town agencies, boards, and citizens where it is found to be practical and useful.



Appendix 1- Soil Classifications

For the reader who is unfamiliar with soil classifications, the following is a brief definition of each type:

- Class I: These soils have few limitations that restrict their use.
- Class II: These are soils have some limitations that reduce the choice of plants or require moderate conservation practices.
- Class III: These soils have severe limitations that reduce the choice of plants, require special conservation practices, or both.
- Class IV: Soils that have very severe limitations that restrict the choice of plants, require very careful management, or both.
- Class V: Soils that are subject to little or no erosion but have other limitations, impractical to remove, that limit their use largely to pasture, range, woodland, wildlife food & cover.
- Class VI: Soils that have severe limitations that make them generally unsuitable for cultivation. Use is largely limited to pasture, range, woodland, or wildlife food & cover.
- Class VII: Soils that have severe limitations that make them completely unsuitable for cultivation. Use is limited to grazing, woodland, or wildlife.
- Class VIII: Soils and landforms that have limitations that preclude their use for commercial cultivation and restrict their use to recreation, wildlife, water supply, or esthetic purposes.

As can be seen from the above definitions, it is important to maintain the availability of class I, II & III soils for the present and future production of food and fiber.

Appendix 2- Landowner Conservation Options

1) Conservation Easement:

The most traditional tool for conserving private land, a “conservation easement” (also known as a conservation restriction) is a legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values. It allows landowners to continue to own and use their land. They can also sell it or pass it on to heirs. When you enter into a conservation easement with a land trust, you elect to give up some of the rights associated with the land. For example, you might give up the right to future subdivision of the property. Any relinquishment of rights is made with the landowner’s consent and recorded in the conservation easement. All future owners will also be bound by the easement’s terms. The land trust is responsible for making sure the easement’s terms are followed. This is managed through “stewardship” by the land trust and is usually done on an annual basis.

Conservation easements offer great flexibility. An easement on property containing rare wildlife habitat might prohibit any development, for example, while an easement on a farm might allow continued farming and the addition of agricultural structures. An easement may apply to all or a portion of the property and need not require public access.

Qualifying for a Tax Deduction:

A landowner sometimes sells a conservation easement, but usually easements are donated to a land trust. If the donation benefits the public by permanently protecting important conservation resources and meets other federal tax code requirements, it can qualify as a tax-deductible charitable donation. Easement values vary greatly; in general, the highest easement values result from very restrictive conservation easements on tracts of developable open space under intense development pressure. In some jurisdictions, placing an easement on your property may also result in property tax savings.

Reducing Estate Taxes:

Perhaps the most important benefit, a conservation easement can be essential for passing undeveloped land on to the next generation. By removing the land's development potential, the easement typically lowers the property's market value, which in turn lowers potential estate tax. Whether the easement is donated during life or by will, it can make a critical difference in one's heirs' ability to keep the land intact.

2) Fee Property:

Land can also be transferred in fee to a land trust or a government entity. In this case, the landowner's rights terminate with the transfer. Land can be sold at its appraised value, at a value less than its appraised value (bargain sale) or simply donated. Selling or donating to a land trust guarantees the land will be preserved in perpetuity unless it is agreed by the landowner and the land trust that it may be used as trade land. This would allow the land trust to sell or trade the land at some point in the future.

Qualifying For A Tax Deduction:

As with conservation easements, donating or selling land at a reduced price can also result in a tax-deductible charitable donation if the donation benefits the public by permanently protecting important conservation resources, and meets other federal tax code requirements.

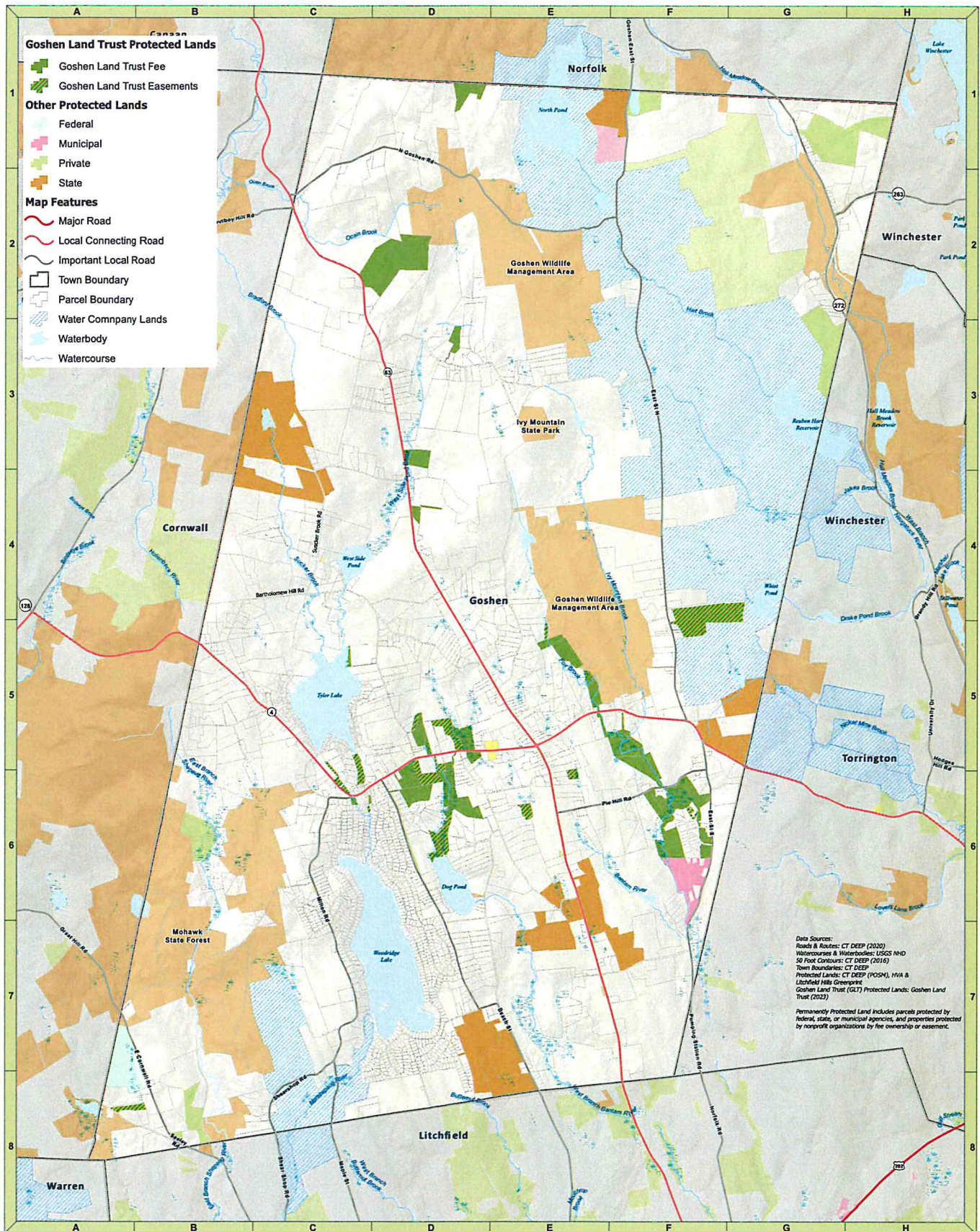
Reducing Property Taxes:

When land is transferred in fee, any property tax burden is automatically shifted to the new owner.

NOTE: For more details concerning conservation options, go to www.landtrustalliance.org or contact the Goshen Land Trust.



Appendix 3: Goshen Protected Property Map

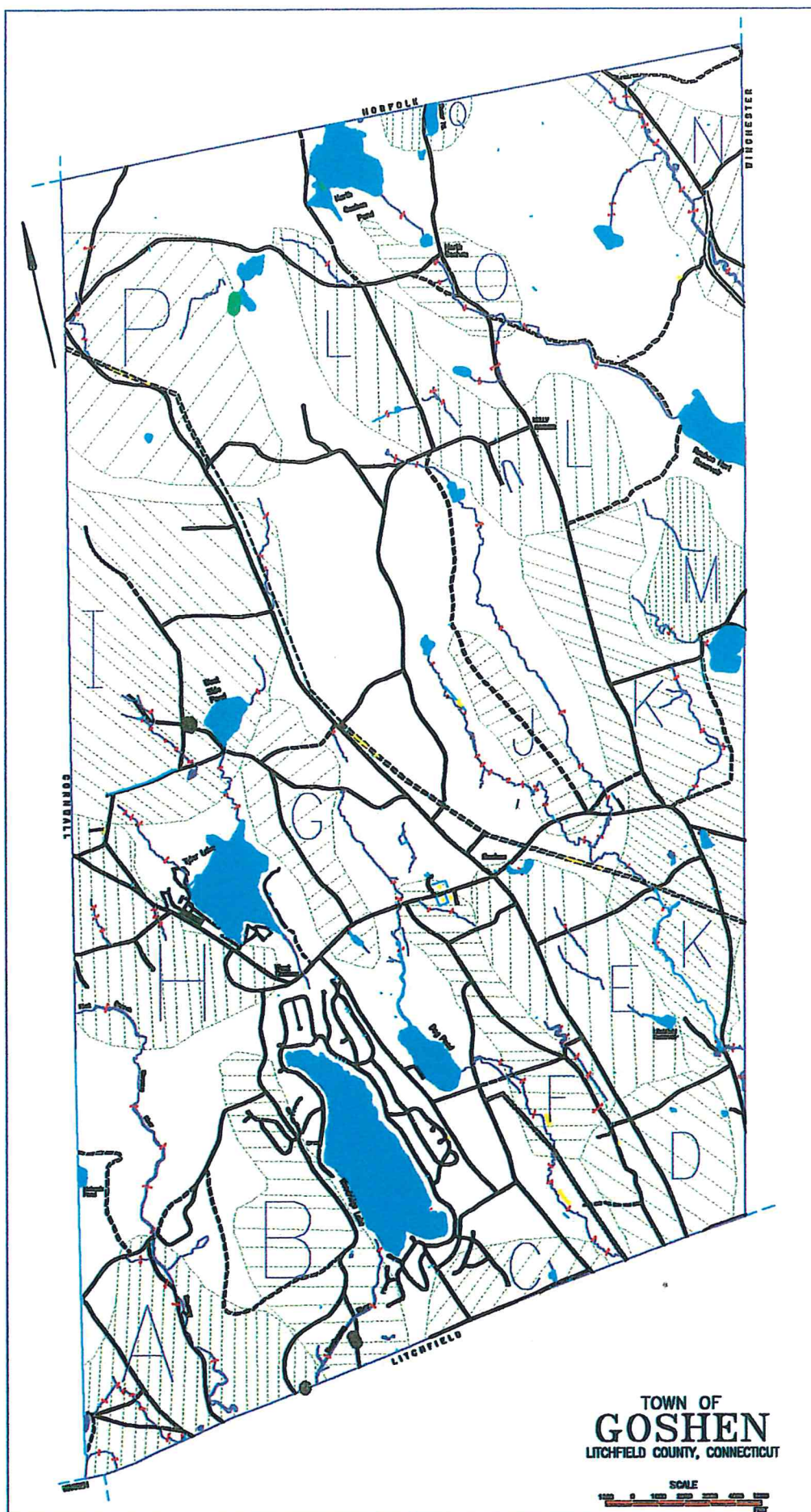


Data Sources:
Roads & Routes: CT DEEP (2020)
Watercourses & Waterbodies: USGS NHD
50 Foot Contours: CT DEEP (2016)
Town Boundaries: CT DEEP
Protected Lands: CT DEEP (POSM), HVA &
Litchfield Hills Greenprint
Goshen Land Trust (GLT) Protected Lands: Goshen Land
Trust (2023)

Permanently Protected Land includes parcels protected by
federal, state, or municipal agencies, and properties protected
by nonprofit organizations by fee ownership or easement.



Appendix 4- Farmland Priority Map and Agricultural Tract Boundaries



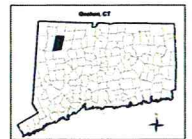
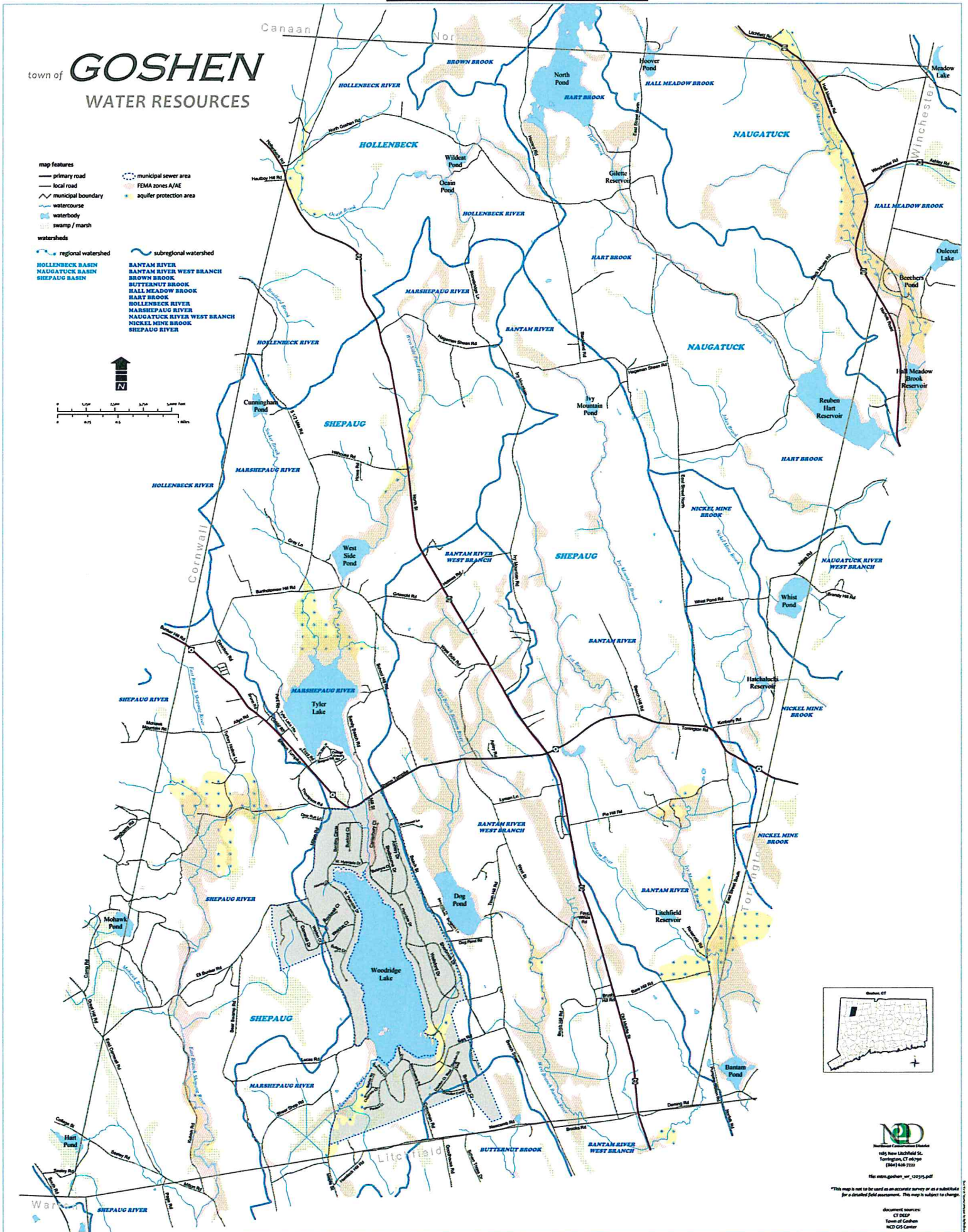
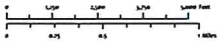
town of **GOSHEN**
WATER RESOURCES

map features

- primary road
- local road
- municipal boundary
- watercourse
- waterbody
- swamp / marsh
- watersheds
- municipal sewer area
- FEMA zones A/AE
- aquifer protection area

regional watershed

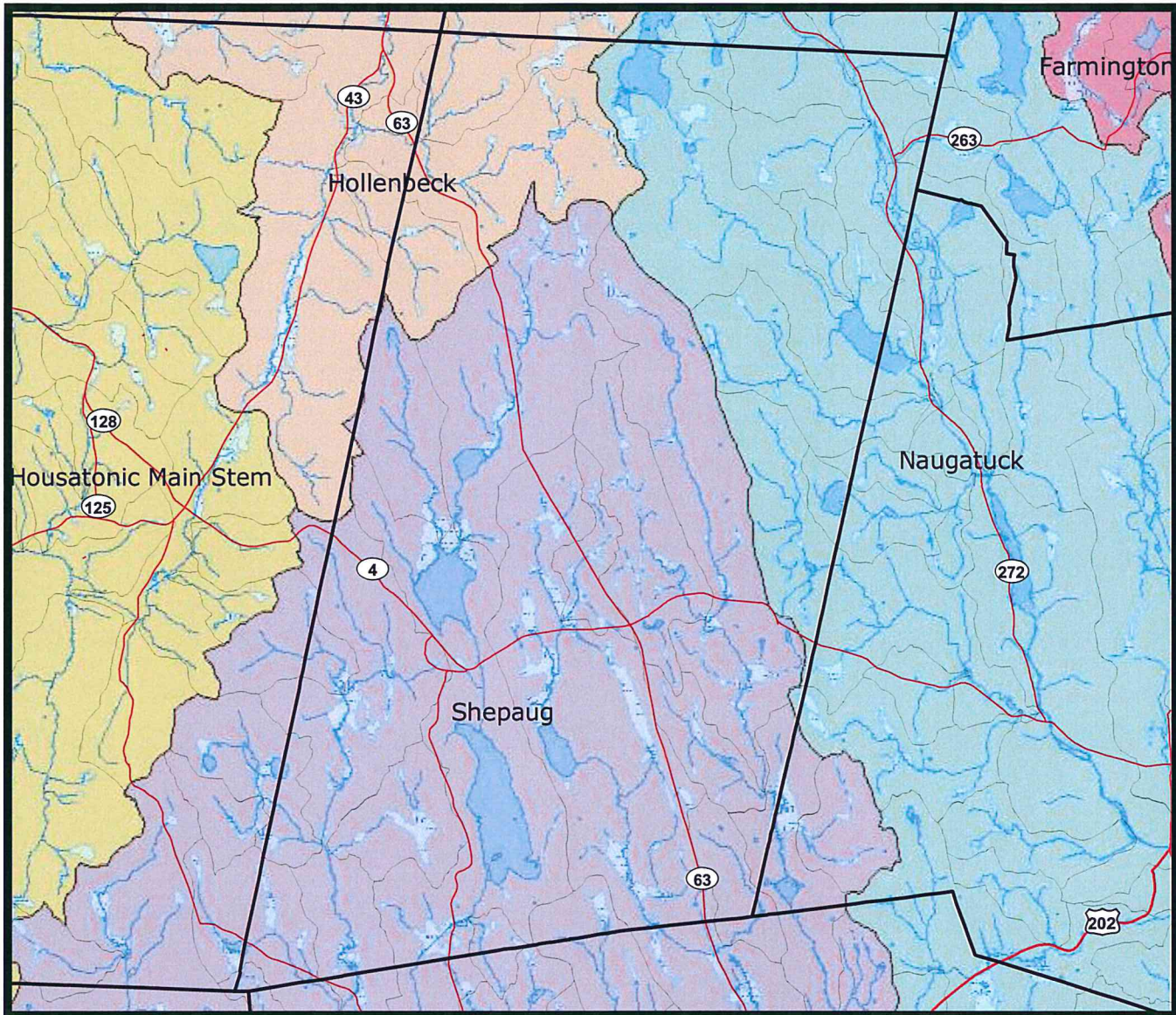
- HOLLENBECK BASIN
- NAUGATUCK BASIN
- SHEPAUG BASIN
- subregional watershed
- BANTAM RIVER
- BANTAM RIVER WEST BRANCH
- BROWN BROOK
- BUTTERNUT BROOK
- HALL MEADOW BROOK
- HART BROOK
- HOLLENBECK RIVER
- MARSHEPAUG RIVER
- MARSHEPAUG RIVER WEST BRANCH
- NICKEL MINE BROOK
- SHEPAUG RIVER



This map is not to be used as an accurate survey or as a substitute for a detailed field assessment. This map is subject to change.

document sources:
CT DEP
Town of Goshen
NCD GIS Center

Goshen, CT Watersheds

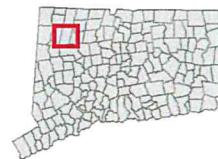


Legend

- Towns
- Major Highway
- Primary Route
- Secondary Route
- Ramp
- Local Basins
- Intermittent Water
- Water/Shore
- Water
- Intermittent Water
- Marsh
- Regional Basins (colors)



0 0.5 1 2 3 Miles



More Information: Visit <http://clear.uconn.edu/projects/cr>

Data source: CT DEP <http://www.ct.gov/dep/gis/>

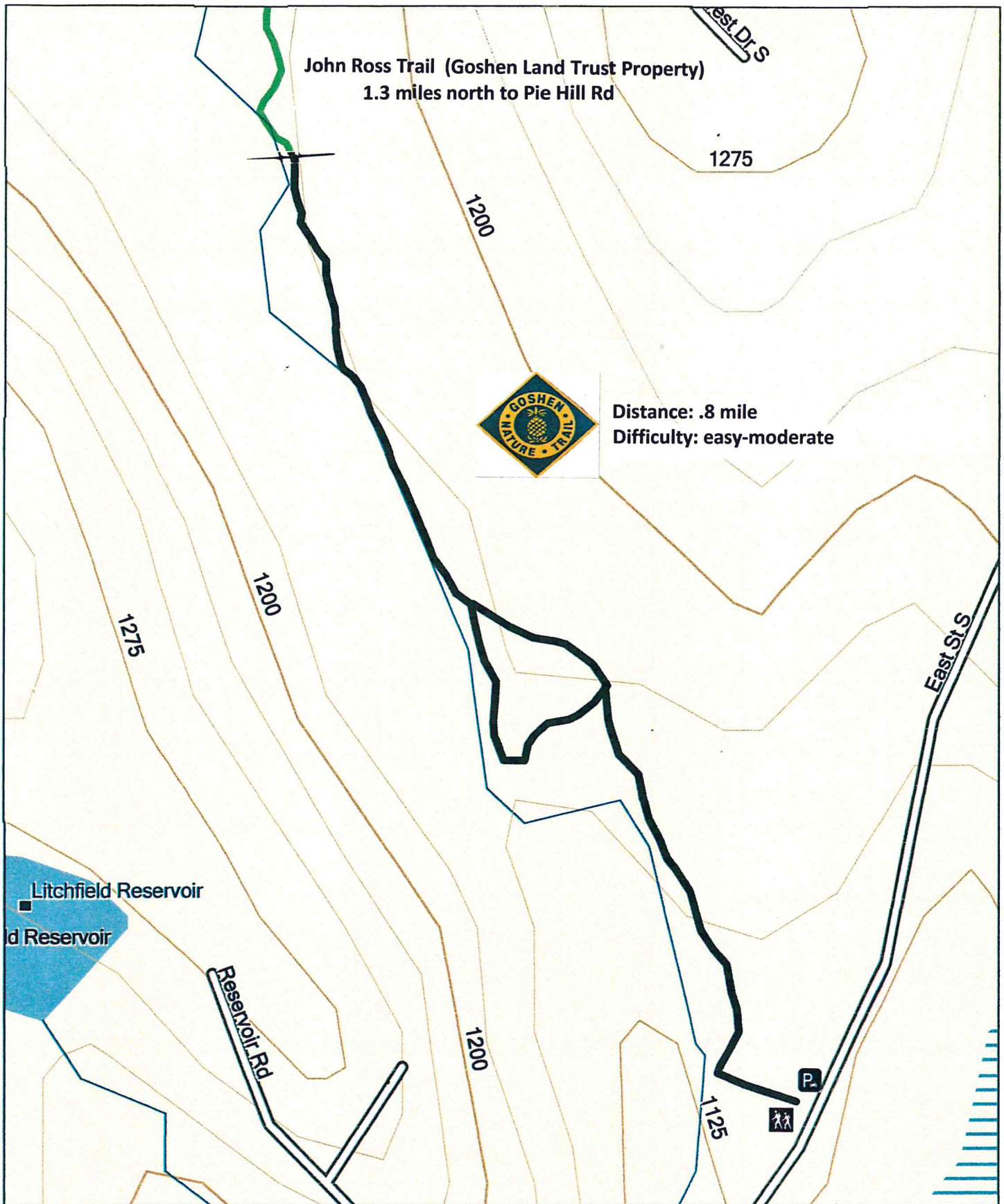
This project was funded in part by the CT DEP through an EPA Clean Water Act Section 319 Nonpoint Source Grant. NEMO is an educational program of the Center for Land use Education and Research (CLEAR) at the University of Connecticut.

These maps are intended for general information and planning purposes only. They contain no authoritative positional information.



Version 4/29/09

Appendix 7-Trail Maps East Street South



TOPO U.S. 100K v5.01

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© Navteq All rights reserved. 2008



John Ross Trail

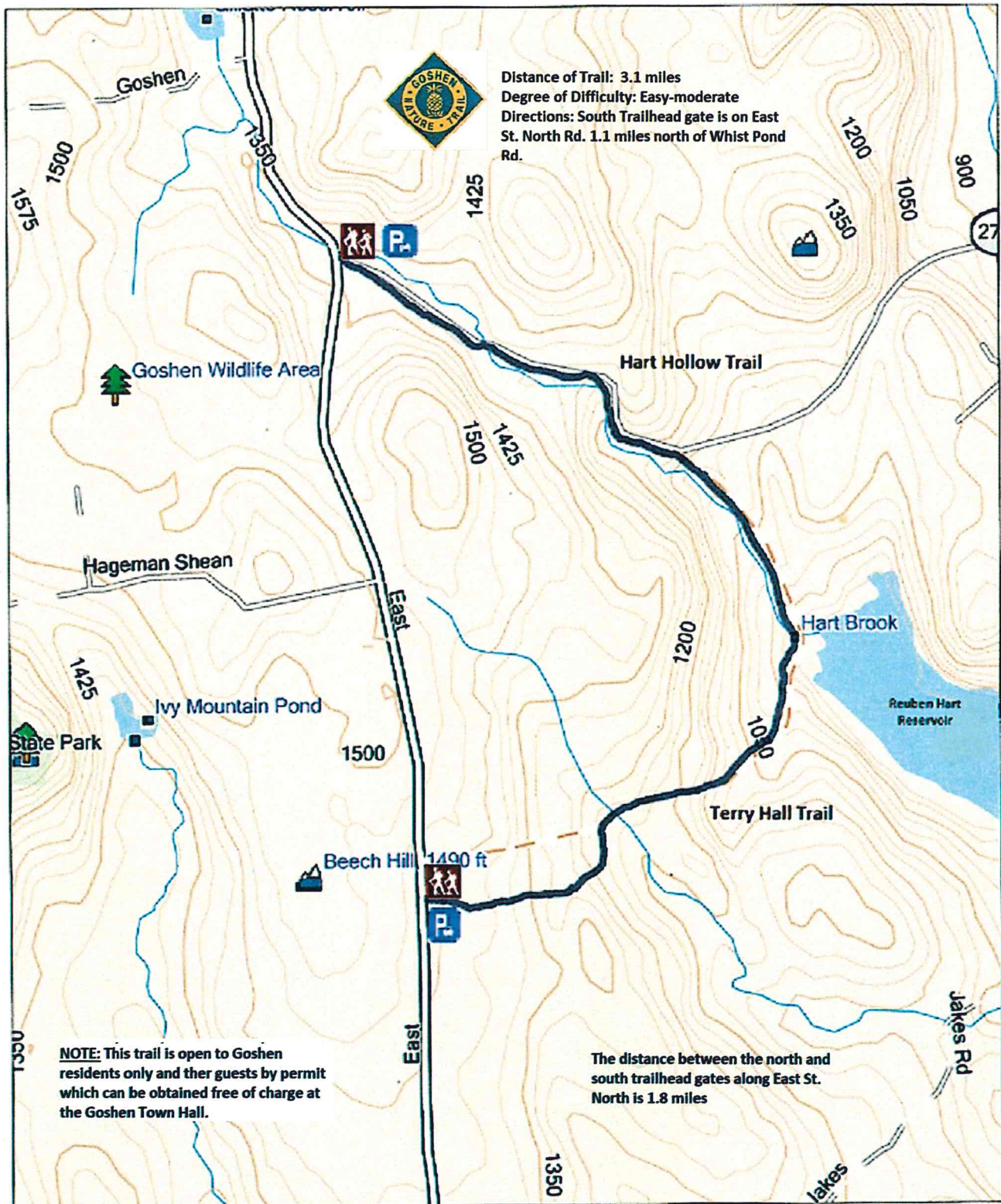
Directions: .8 mile south of Pie Hill Rd.



0 ft 250 ft 500 ft 750 ft 1000 ft

MN TN
-13.8°
1/1/2010

Appendix 8-Trail Maps East Street North Hart Hollow/Terry Hall



TOPO U.S. 100K v5.01

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 © Norweg All rights reserved. 2008



Hart Hollow/Terry Hall Trails



MV TN
 -13.6°
 1/1/2010

Appendix 8-Trail Maps East Street North, Town Property



Trailhead Series - Appalachian Trail

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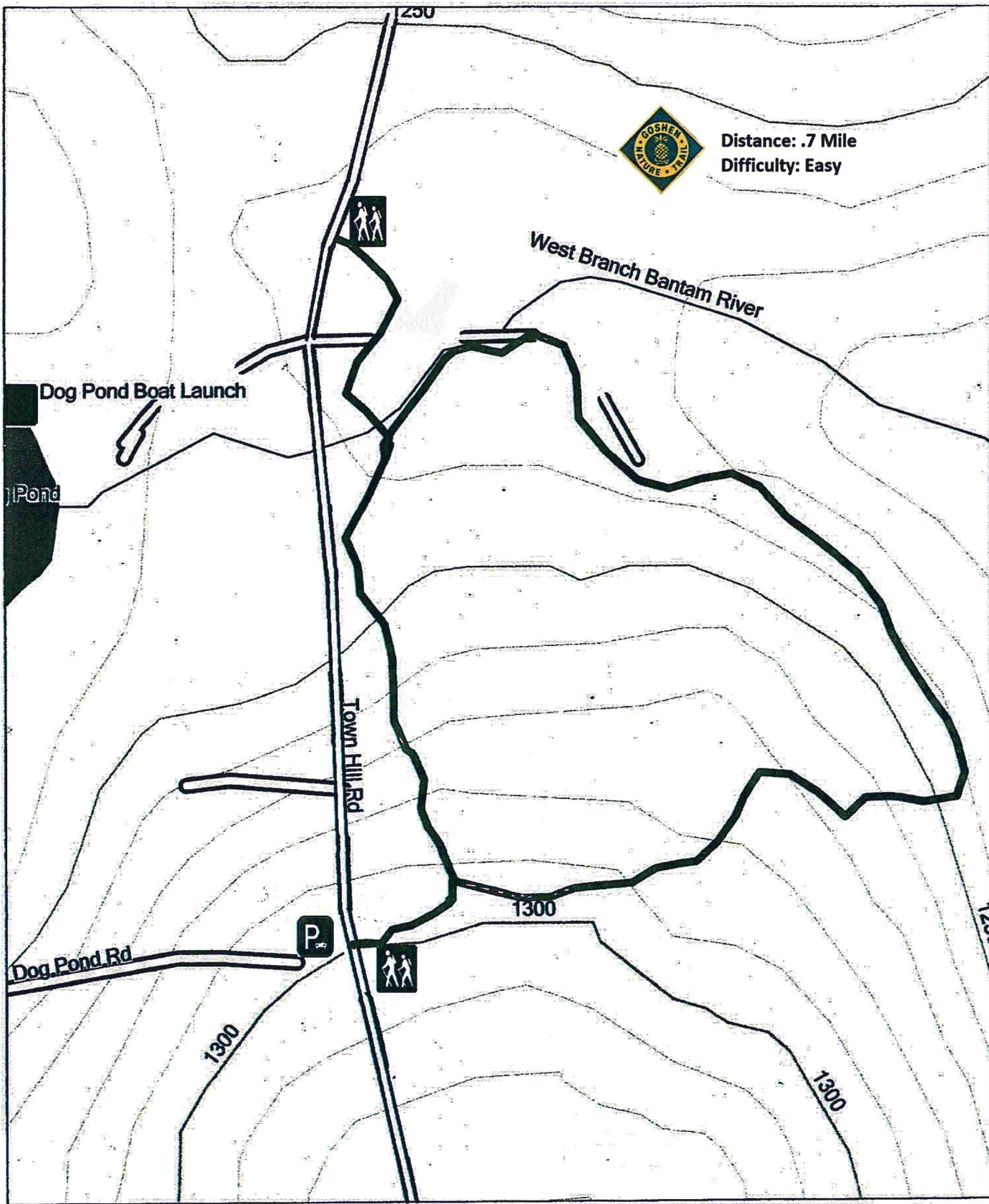
0 ft 250 ft 500 ft 750 ft 1000 ft

MN TN

1/1/2010



Appendix 9-Trail Maps Town Hill



Trailhead Series - Appalachian Trail

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Town Hill Trail

