

**GOSHEN PLANNING AND ZONING COMMISSION
MEETING MINUTES**

Tuesday December 17, 2024, 7:30 p.m.

Goshen Town Hall, 42 North Street

Hybrid Meeting

1. Call to Order

J. Carrol called the meeting to order at 7:30pm.

2. Attendance - Appointment of Alternates

Attendance taken by C. Barrett, Secretary.

Members Present: J. Carrol, L. Zbinden, C. Barrett, S. Garceau, J. Withstandley (A), P. Lucas (Z), J. Denis (AZ), J. Abrahms (AZ).

Also Present: L Land Use Official S. Musselman.

Members Absent: None.

Appointment of Alternates: None.

3. Approval of Minutes November 26, 2024.

S. Musselman noted two corrections to the 11/26/24 minutes. The first was to add the discussion from the 11/26/24 meeting that it was the intention of the Items 1.2 & 3A.1 on the 10/22/24 minutes to be interpreted as meaning “non-residential/non-agricultural”. The second change was to add detail to item 6b; while no vehicle maintenance was planned at 777 North Street that the applicant was considering washing vehicles. *L. Zbinden moved to approve the 11/26/24 minutes as amended. S. Garceau seconded and the motion to approve carried unanimously.*

4. Old Business

a. POCD Update

S. Musselman shared a reminder from J. Mullen, Town Planner, to have the Commissioners review the scopes of work shared with the Commission at the 11/26/24 meeting in preparation for a discussion at the January meeting.

5. New Business

- a. Steven Dutton, 777 North Street - Country Club special permit for a private vintage and collectible car club.**

Steve Dutton was present for the application and gave an overview of how the Lime Rock Drivers Club proposes to utilize the property. S. Dutton submitted to the record a plot plan, project narrative, examples of similar car clubs, and an authorization letter from the property owner S. Olson.

S. Dutton read from the submitted narrative that improvements to the property will be limited to the existing buildings. Utilities will be added for heat, plumbing, and electricity. The smaller barn will be used as the “clubhouse” while the larger 60’ x 120’ building will be utilized for vehicle storage. Access to the property would be limited to members only from the hours of 6am-8pm. No lighting plan was submitted, however, S. Dutton stated the only added lighting will be building mounted and motion sensed. Commissioners requested a lighting plan be submitted. At the 11/26/24 meeting an informal discussion was had on this application in which the applicant stated that no maintenance of vehicles would occur on site, however, occasional car washing was being considered. Commissioners inquired what kind of car wash Lime Rock was considering. S. Dutton responded that it was only to hose off dust occasionally since the cars will be sitting for a while and that they didn’t consider this to be an essential activity of the Club if the Commission wasn’t comfortable with it.

Since the applicant didn’t have time to get a full site plan produced before the meeting and submitted a draft plot plan it was decided that the application was deemed incomplete. S. Dutton said he is working with the engineer to have the plan produced for the next meeting. S. Musselman and J. Mullen will schedule a site visit with S. Dutton before the next meeting. Application will be reviewed again at the next meeting to determine completeness and will move forward with the scheduling of a hearing at that point if it is deemed so.

- b. Town of Goshen, 38 Torrington Road - Site plan for the construction of a proposed 5360 ft² storage building. The proposed plan also includes renovations to the main building within the existing footprint. Ancillary site work to include: new septic system, utility trenching, and paved parking.**

Garrett Harlow, Public Works Director, was present for the application and gave an overview of the proposed project. The application was submitted to the IWC in December and the project received applicable approvals from Torrington Area Health District and the State Department of Public Health for the installation of a new septic system. The site plan was prepared by William Colby of Colby Engineering.

A shed and storage structure will be removed as the new proposed 4800 ft² storage building will be located within that area. Storage within the new unheated building will be limited to small equipment; no plow trucks will be stored in this space and instead will continue to be stored in the current heated garage. Also being proposed is an addition within the current overhang of the existing garage. This addition will be heated like the rest of the building and would tie into the existing drain system that goes into a storage tank that is periodically pumped out and taken off site.

Elevations of the proposed new 4800 ft² storage building were shown. The building is proposed to be 24' tall with a single pitched roof towards the back and have either tan or green siding to match the existing buildings on the property. The building will have an electrical connection and a small utility sink to be connected to the septic system. There is no proposed clearing of trees needed except for the possibility of one small ornamental tree. Employee parking and aprons in front of the storage building will be paved. No change or addition to existing site lighting or landscaping was proposed.

G. Harlow proposed adding additional employee parking; however there were concerns over increasing impervious coverage. L. Zbinden suggested that impervious pavement could be considered for the additional parking area to avoid increasing total impervious coverage. G. Harlow expressed that this was not a necessity and could be removed from the plans. Commissioners expressed that landscaping should be considered as well as stormwater controls. While the site is very tight G. Harlow said that he will have B. Colby look into finding space for potential stormwater management and reminded Commissioners that no change to impervious coverage is being proposed.

An email from Selectman S. Olson was read into the record that requested the Commission consider holding a public hearing on the application due to substantial public interest and to allow for comment from community members. S. Musselman reminded Commissioners that this application doesn't require a public hearing as it is a site plan and that they would still be held to the statutory timeframe of 65 days from date of receipt. Commissioners discussed and decided that a public hearing would be in the best interest of the public. C. Barrett moved to schedule a public hearing for the 1/28/25 meeting. L. Zbinden seconded and the motion carried unanimously.

6. **ZEO Report:** S. Musselman gave a brief overview of the ZEO Report dated 12/17/24. S. Garceau moved to approve the ZEO Report as presented, P. Lucas seconded and the motion to approve carried unanimously.

7. **Correspondence:** None.

8. **Other Business Proper to Come Before the Commission:** None.

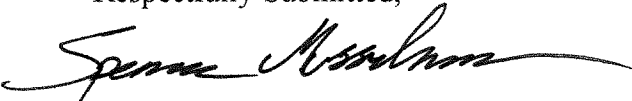
9. **Public Comment:**

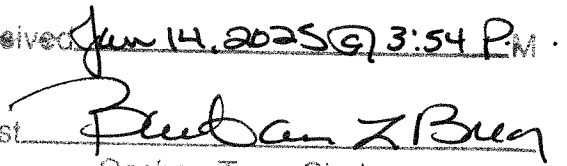
- Peggy Robinson, 172 Ivy Mountain Road, shared her concerns of stormwater management at 38 Torrington Road and the sightlines of the new fairground driveway on Lyman Lane.
- Marrisa Wright, 226 Sharon Turnpike, thanked the Commission and agreed permeable pavement would be a good solution at 38 Torrington Road.

10. **Adjournment**

L. Zbinden moved to adjourn at 8:22pm, C. Barrett seconded and the motion to adjourn carried unanimously.

Respectfully Submitted,


Spencer Musselman
Land Use Official

Received Jun 14, 2025 @ 3:54 P.M.
Attest 
Goshen Town Clerk