

**PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
APRIL 2, 2025 – 7:30PM
HELD AT GOSHEN TOWN HALL
Hybrid Meeting**

PRESENT: Lu-Ann Zbinden, Patrick Lucas (Z), Cindy Barrett, Jared Denis (AZ), Shilo Garceau, Jim Withstandley (A) and Jon Carroll

EXCUSED: Jerrold Abrahams(A)

OTHERS: Janell Mullen Town Planner, Spencer Musselman Land Use Official.

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:30 pm by Jon Carroll and no alternates were seated.
2. **ATTENDANCE:** Taken by Cindy Barrett, Secretary.
3. **PUBLIC HEARING:** None
4. **APPROVAL OF THE MINUTES:** The Commission reviewed minutes for February 25, 2025 and corrections/amendments are attached to the minutes.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Barrett, it was voted to approve February 25, 2025 minutes as amended. Motion carried.

5. OLD BUSINESS:

- A. **Steven Dutton, 777 North Street - Country club special permit for private vintage and collectible car club:** The Commissioners were given some time to read over the memorandum with background and requirements that was completed by Janell Mullen, and suggestions that were emailed by Mr. Lucas and Ms. Zbinden (attached to minutes); Point of Order called by Ms. Mullen in regards to reminding the board that communication among Commissioners should be an open discussion not something that occurs over email but during a public meeting. Any emails exchanged through a quorum of members should be directed to Staff who will then raise during a meeting. The point of a public meeting is so that the discussions are public. Ms. Zbinden clarified that she had sent her email to Staff and the Chairman, Mr. Lucas the same; The memorandum, narrative, application, and notes emailed from Ms. Zbinden and Mr. Lucas were all discussed and the conditions were created and listed below; Mr. Carroll had Staff clarify that any changes will need to go through the Zoning Enforcement Officer then brought to the Commission. Conditions were reread and discussed further.

IN A MOTION BY Mr. Lucas and seconded by Ms. Barrett, to approve the application for Steven Dutton, 777 North Street, Country club special permit for private vintage and collectible car club as amended with the following conditions: Be it resolved that the following conditions (1-10 inclusive) have been discussed during public hearing testimony and/ or are supported by the application, its accompanying site plan, the applicant's narrative, and/ or testimony during the public hearing. The Town of Goshen's Planning & Zoning (P&Z) move to approve

the Special Permit Application, and the following conditions shall be applicable:

1. The site is to be improved in accordance with the site plan as prepared by Colby Engineering and Consulting, LLC entitled "Proposed Vintage Car Club Prepared for Steve Dutton" dated January 6, 2025 as revised to January 23, 2025
2. The approved lighting associated with the Special Permit shall be installed according to the elevation drawings entitled "Proposed Exterior Lighting for 777 North Street" (Sheet A 2.1 - A 2.2) as dated January 27, 2025.
3. Any modifications to the site plans must be brought to the attention of the Town of Goshen's Zoning Enforcement Officer (ZEO) and possibly referred to other authorized agencies such as the Torrington Area health District.
4. The proper installation of erosion and sedimentation control measures shall take place in advance of site disturbance. The Town of Goshen's ZEO will inspect E&S controls in advance of the creation of the parking area and other associated site improvements. The silt fencing will remain properly installed until all disturbed areas are stabilized.
5. No maintenance and/ or repairs of motor vehicles shall be performed on-site. The condition also prohibits the washing of vehicles.
6. No liquor permit for public sales shall be obtained as an accessory use to the Country Club.
7. All club motor vehicles and their associated trailer are to be parked inside.
8. The hours of operation shall adhere to the stated hours of 6am - 8pm. Exterior lighting shall align with the hours of operation.
9. No drop shipping or warehousing of products, goods, merchandise and/ or auto parts.
10. No more than six (6) events shall take place per year in accordance with the narrative of the application.

Motion carried.

B. POCD updates/status: Discussion was had on moving forward on the POCD and the different steps needed. Ms. Mullen reviewed her standards for this engagement which is to work as a respectful team. The budget constraint was discussed (only having a budget of \$20,000) and all other estimates were out of the price range for the Town of Goshen. Ms. Mullen and Mr. Musselman have tentatively agreed to complete the project within the \$20,000, but will be meeting with the First Selectman to discuss further. Clarification was made that there are 2 different spreadsheets- one outlining the priorities of the 2016 plan with updated notes and another very succinct draft budget breakdown.

7. ZEO REPORT: Mr. Musselman gave a brief summary of the ZEO report dated April 2, 2025. Lyman Lane was discussed and Mr. Musselman will be getting with Mr. Harlow to discuss. Exiting safely seems to be a concern. Citations were discussed and Mr. Musselman is putting together a proposal for the First Selectman to implement that.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to approve the ZEO report dated April 2, 2025. Motion carried.

8. CORRESPONDENCE: None.

9. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION: None

10. PUBLIC COMMENT: Steven Dutton, Thanked the Commission and stated that the goal is to be a good neighbor. He was surprised to hear about the restriction on the trailers and that may be a problem with having them all inside. They also have not closed yet but when they do the site plan will evolve a little more.

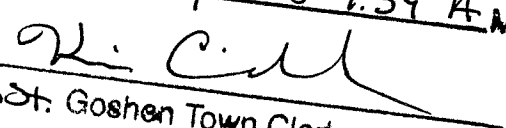
11. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 8:32pm. Motion carried.

Respectfully submitted,



Lori Clinton
Commission Clerk

Received Apr. 14, 2025 9:39 A.M.
Attest 
ASST. Goshen Town Clerk



Spencer Musselman <landuse@goshenct.gov>

February 25, 2025 P&Z Minutes - Proposed changes

1 message

LuAnn C Zbinden <LuAnn_C_Zbinden@bd.com>
 To: Spencer Musselman <Landuse@goshenct.gov>
 Cc: Jonathan Carroll <joncarrollforpandz@gmail.com>

Mon, Mar 24, 2025 at 7:59 PM

Hi Spencer,

May I recommend the following changes to the February 25, 2025, Minutes.

- Minor change to spelling of Chairman J. Carroll's name in first paragraph on page 3 – two (2) l's.

J. Carroll inquired about how the applicant would
 neighbors. S. Dutton said that all cars will be legally
 necticut and that louder track vehicles will be
 rack. J. Carroll also asked if the club was
 uor permit. S. Dutton responded that it wasn't

- Please add {850' and} before {790' actual at the driveway.} to the last sentence in the second paragraph on page 2.
- Please change "*stormwater management*" to "*runoff from the asphalt driveway*" and "*since the driveway is already existing*" to "*since the existing driveway is currently impervious and ...*" in the third paragraph on page 2.

After S. Dutton finished his presentation, Commissioners then asked the applicant questions. L. Zbinden inquired whether rain gardens should be added along the driveway within the wetland areas to help with stormwater management. S. Musselman responded that since the driveway is already existing and no further work is being proposed within the regulated area, rain gardens would not be required. L. Zbinden then asked if there was a maximum number of buildings allowed on the property and if the property were to be sold again in the future would a future owner need a permit to operate a Club in-kind

- Please add the letter from Andy Savage that you read into the record at the public hearing on page 3.

4/2/25, 6:48 PM

Town of Goshen CT Mail - February 25, 2025 P&Z Minutes - Proposed changes

- Please add after the letter regarding **54 Bare Hill Road** under **Item 7 – Correspondence** that you will be meeting with the property owner and will have a report for the Commissioners at the next meeting.

Thank you as always for doing a great job with the Minutes!

Warm regards,

Lu-Ann

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Spencer Musselman <landuse@goshenct.gov>

RE: 777 North Street

1 message

LuAnn C Zbinden <LuAnn_C_Zbinden@bd.com>

Mon, Mar 31, 2025 at 12:01 AM

To: Spencer Musselman <Landuse@goshenct.gov>, Janell Mullen <jmullenconsulting@gmail.com>

Cc: Jonathan Carroll <joncarrollforpandz@gmail.com>

Hello Spencer and Janell,

Below are some corrections and recommendations concerning the draft of the special permit for 777 North Street. Some of the additional conditions being added were raised by other Commissioners at the public hearings. Please note that this is not an all-inclusive list but a starting point for discussion at the April 2nd special meeting.

- Please correct the RA zone in the 1st paragraph under "BACKGROUND & REQUIREMENTS" from RA-2 to **RA-5**. (*The permitted uses and special permit requirements in the RA-5 zone are the same as those in the RA-2 zone.*)
- Please correct the title of the approved lighting drawings in **Condition # 2** from "777 North Road" to "**777 North Street**".
- Please add "**inside washing**" to **Condition # 5**. The last sentence should read "This condition also prohibits the inside and outside washing of vehicles." Inside washing requires the installation of a separation tank system.
- Please add "**No outside storage of any kind is allowed.**" to **Condition # 7**.
- Please add "**No more than six (6) outdoor events are allowed annually.**" to **Condition # 8**.

Additional Conditions:

- No signage visible from the State Road – Route 63 is allowed.
- Loud track vehicles must be trailered to and from the Country Club. ✓
- Deliveries of merchandise are to be limited.
- Residential curb side waste removal only is allowed.

Rewording of the above conditions may be needed.

Thank you.

Lu-Ann



Spencer Musselman <landuse@goshenct.gov>

Re: 777 North Street

1 message

Patrick Lucas <patrick.lucas1993@yahoo.com>
To: Spencer Musselman <landuse@goshenct.gov>

Mon, Mar 24, 2025 at 8:23 PM

Good Evening Spencer,

My apologies, I forgot about this email until I saw the agenda post this afternoon. I didn't see anything about the noise or merchandising issues that I had brought up. Is that covered by points 1-8?

Thank You,
Patrick

On Thursday, March 13, 2025 at 03:32:03 PM EDT, Spencer Musselman <landuse@goshenct.gov> wrote:

Commissioners,

Please see the attached draft conditions of approval for 777 North Street. Please let me know if you have any questions.

Have a nice afternoon!

Spencer Musselman
Land Use Official
Town of Goshen
42A North Street
Goshen, CT 06756
860-491-2308 ext. 232

----- Forwarded message -----

From: **Janell Mullen** <jmullenconsulting@gmail.com>
Date: Thu, Mar 13, 2025 at 9:54 AM
Subject: 777 North Street
To: Martin Connor <landuse@goshenct.gov>

Hi Spencer,

Feel free to pass these conditions along to the P&Z Commission in advance of the meeting and/or feel free to include it in the packet.

1. The site is to be improved upon in accordance with the site plan as prepared by Colby Engineering and Consulting, LLC entitled "Proposed Vintage Car Club Prepared for Steve Dutton" dated January 6, 2025 as revised to January 23, 2025.
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3. Any modifications to the site plans must be brought to the attention of the Town of Goshen's Zoning Enforcement Officer (ZEO) and possibly referred to other authorized agencies such as the Torrington Area Health District.
4. The proper installation of erosion and sedimentation control measures shall take place in advance of site disturbance. The Town of Goshen's ZEO will inspect E&S controls in advance of the creation of the parking area and other associated site improvements. The silt fencing will remain properly installed until all disturbed areas are stabilized.
5. No maintenance of motor vehicles shall be performed on-site. This condition also prohibits the outside washing of vehicles.
6. No liquor permit for public sales to be obtained as an accessory use to the Country Club.
7. No accumulation of unregistered vehicles is to take place on the property. The motor vehicles are to be parked interiorly.

TOWN OF GOSHEN, CT
PLANNING & ZONING COMMISSION
SPECIAL PERMIT CERTIFICATE– 777 North Street

Be it resolved that the following conditions (*1 – 10 inclusive*) have been discussed during public hearing testimony and/or are supported by the application, its accompanying site plan, the applicant's narrative, and/or testimony during the public hearing. The Town of Goshen's Planning & Zoning (P&Z) move to approve the Special Permit Application, and the following conditions shall be applicable:

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Town of Goshen
Planning and Zoning Commission
ZEO Report April 2nd, 2025

Zoning Permits:

- Issued ZP# 25-7 to MacKenzey Melk, 100 Holmes Road, for the construction of a new dwelling.
- Issued ZP# 25-8 to William Coyne, 67 Milton Road, for the construction of a new detached garage.
- Issued ZP# 25-9 to Osamah Palwala, 618 Beach Street, for the construction of an addition to an existing deck.
- Issued ZP# 25-10 to Paul Bigelow, Hilltop Road, for the construction of a new dwelling.

Enforcement Issues:

- 205 East Heyerdale - Enforcement continues from the last report. Still working with the property owner to improve the site conditions. I've conducted several inspections since the last meeting and am in contact with the owner, Mr. Lu. Large soil stockpiles have been removed. E&S controls have been improved in the front of the property but need to be re-installed along the side yards. Concrete trucks have been cleaned out into the drainage swale by the road and have blocked it. Both myself and the Public Works Supervisor have conveyed to the property owner that this needs to be remedied and that the culvert at the driveway is to be replaced.

Inspections:

I am continuing to monitor the many open permits throughout town and the several new homes under construction - particularly paying close attention to erosion controls.

- **100 Holmes Road** - Inspected property, house was built without permit. Met with applicant and received an as-built confirming that the structure was built outside of the setbacks and that TAHD approval had been obtained. The house has since received zoning compliance.
- **Hilltop Road** - Inspected property again after receiving final plans and approval from TAHD. A zoning permit has subsequently been issued.
- **Hageman Shean, Sherbrook, Cornwall Drive** - Conducted preliminary inspections for 3 parcels that have submitted plans to my office for new dwellings.

Respectfully submitted,
Spencer Musselman
Land Use Official, ZEO