

**GOSHEN PLANNING AND ZONING COMMISSION
MEETING MINUTES**

Tuesday February 25, 2025, 7:30 p.m.

Goshen Town Hall, 42 North Street

Hybrid Meeting

1. Call to Order

J. Carroll called the meeting to order at 7:36pm.

2. Attendance - Appointment of Alternates

Attendance taken by C. Barrett, Secretary.

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

Also Present: Land Use Official S. Musselman

Members Absent: None.

Appointment of Alternates: None.

P. Lucas moved to add an item 6a. Fiscal Year '25/'26 Budget Review to the agenda. C. Barrett seconded and the motion to add item 6a to the agenda carried unanimously.

3. Approval of Minutes January 28, 2025.

Commissioners reviewed the 1/28/25 minutes. L. Zbinden discussed two changes; she had only inquired how much Planimetrics would charge for an additional workshop and that it was J. Carroll and not her who had inquired about how much it would cost for the POCD to be handled entirely by an outside vendor. S. Garceau moved to approve the 1/28/25 minutes as amended. L. Zbinden seconded and the motion to approve carried unanimously.

4. Public Hearing:

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

C. Barrett read the legal notice into the record. Notice was published on 2/14 and 2/21 in the Republican American. Before opening the hearing J. Carroll explained the public hearing rules.

Applicant, S. Dutton, presented the application. Property is expected to be dormant throughout the winter months and will be "light touch". Membership is proposed to be between 6-24 members. Since some members are expected to have several vehicles it is anticipated that the number of members will be well below 24. 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. 8 paved parking spots are to be located along the larger vehicle storage building for members to park their personal vehicles while visiting. There will be no maintenance of vehicles on the property and potential washing of cars is not part of this application. Any future plan to wash cars on the property will have to be submitted to and approved by the Commission.

A lighting plan was previously submitted showing lighting over garage doors and lights on the side of personnel doors. The amount of excavating proposed is negligible and does not trigger the requirement for a full stormwater management plan to be submitted. In addition there will be no signage, street lighting or tree removal. S. Dutton stated that there is no traffic issue or safety egressing onto Rt. 63 as the site lines required for the 45 mph zone is 360' and they have 790' actual at the driveway.

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 of this application. S. Dutton stated that the application is only for the 2 existing structures on the property. S. Musselman stated that any modification to this approval would again require Commission review and approval and that if granted the Special Permit would run with the land. C. Barrett asked what is the maximum number of vehicles proposed to be stored on the property and where the gate for the driveway would be located. S. Dutton responded that there would be 50 cars at maximum and that the entry gate will be moved up the driveway to allow space for approx. 4 cars to queue before the gate is opened and alleviate any backup on to Rt. 63.

P. Lucas asked if there was a waste disposal plan or a dumpster considered. S. Dutton responded that they don't anticipate there being much waste generated and any waste will be handled by the membership and removed from the site. P. Lucas then asked what kind of events were being considered and if there would

be any drop shipping of merchandise from the property. S. Dutton stated that events would be “cars & coffee” type events limited to members and that there would be no merchandise being sold from the property except for small quantities for the membership. J. Carrol inquired about how the applicant would mitigate noise issues for neighbors. S. Dutton said that all cars will be legally registered in the State of Connecticut and that louder track vehicles will be trailered from the site to the track. J. Carroll also asked if the club was considering applying for a liquor permit. S. Dutton responded that it wasn’t their plan to do so and that they would be amenable to making it a condition of approval that no liquor permit be issued.

S. Garceau asked the applicant how many vehicle trips were expected per day. S. Dutton anticipates that the average will be no greater than 6 a day when the property is active, which will not be every day. S. Garceau also asked how many events were expected. S. Dutton stated that no more than 12 per year and that none would occur over the winter months. At this time Commissioners had no further questions and J. Carroll opened the hearing to the public for comment.

- Sandy Russak, 767 North Street, stated that she could see the buildings from her property and wanted clarification as to how the permitting process worked. She was concerned about maintenance of vehicles and use of chemicals and how that could affect her drinking water. She also asked if there was anything stopping the applicant from changing their plans after receiving an approval.
- First Selectman, Todd Carusillo, asked for clarification on the lighting plan and whether driveway lighting was being proposed. T. Carusillo also shared his concerns of vehicle maintenance occurring on the property.
- Donna Grenier, 761 North Street, had previously submitted correspondence regarding the application at the January meeting and inquired as to who is responsible for enforcing the conditions of approval if an approval were to be issued.
- S. Musselman read a letter received from the Kowalski’s of 757 North Street into the record.

S. Dutton then responded to the public’s questions and concerns. He reiterated that there would be no maintenance of vehicles on the property and that while there were no plans to wash cars at this time he supports a condition of approval that no outside washing of vehicles be permitted. If the club decides to add car washing inside in the future a separation tank will be installed and a plan will be submitted to the Commission. S. Dutton also stated that there would be no

driveway lighting or any exterior lighting additional to what was submitted in the lighting plan. He does not believe application will devalue neighboring properties.

S. Musselman then clarified the process if the applicants were to seek a modified approval in the future and that as Zoning Enforcement Officer he and the Commission would be responsible for enforcing any conditions of approval should the application be approved. With no further comments from the public P. Lucas moved to close the public hearing on item 4a. 777 North Street. S. Garceau seconded and the motion to close the hearing carried unanimously.

5. Old Business

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

Consideration on the application was continued to the next meeting.

b. POCD Update

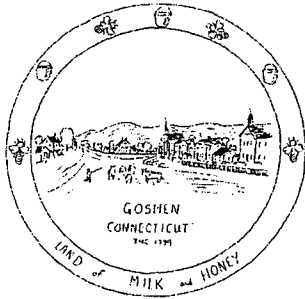
S. Musselman gave an update from J. Mullen on the POCD. At the 1/28/25 meeting the Commission requested that quotes be obtained from FHI, SLR, and Planimetrics for a complete POCD product. J. Mullen received responses from all three vendors. FHI's quote came in between \$50-75,000 depending on the amount of work carried out amongst the Land Use Office. SLR's quote was higher than that of FHI's and Planimetrics responded that they will no longer be working on POCD projects. From discussions with the Selectmen it was confirmed that the budget allocated for the POCD update is \$20,000. J. Mullen has produced a POCD budget breakdown to produce the update, within the \$20,000 allocated, amongst Land Use Office staff.

S. Musselman inquired whether staff could restart work on the POCD update in-house within the allocated budget. The Commission decided to continue discussion to the next meeting to allow time to review all quotes and discuss with J. Mullen.

6. New Business

a. 6a. Fiscal Year '25/'26 Budget Review

P. Lucas moved to approve the FY '25/'26 Planning and Zoning Budget as amended to increase the legal notice line item from \$700 to \$900. C. Barrett seconded and the motion to approve the amended budget carried unanimously.



TOWN OF GOSHEN

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Spencer A. Musselman,
Land Use Official

To: Planning & Zoning Commission
From: Spencer Musselman
Subject: Activity Report
Date: February 25, 2025

Zoning Permits:

Issued ZP # 25-6 to Alexander Cunningham, Lyman Lane MBL# 05-08-03-02, for the construction of a new dwelling/barn.

Enforcement Issues:

- 205 East Hyerdale Drive: Met with Ed Dutka and Chairman of the ECC regarding concerns with site conditions. Spoke with the property owner and excavation contractor to determine appropriate timeline to bring property into compliance. Will have an update for next meeting.

Inspections:

I am continuing to monitor the many open permits throughout town and several new houses under construction. Particularly paying close attention to erosion controls throughout the winter season.

- **777 North Street** – Inspected with property owner S. Olson.
- **618 Beach Street** – Inspected property due to a new porch being built without a permit. A permit application has since been submitted by property owner, waiting for TAHD approval to approve.
- **Lyman Lane** – Met with property owner went over plans for new barn with residence. Application was approved.
- **Hilltop Drive** – Conducted site visit and reviewed plans for new dwelling. Waiting for TAHD approval, address not assigned yet. Lots 28 & 29 Meadowcrest South
- **46 Cottage Grove** – Met with property owner to discuss plans to add lean-to style cover over existing deck.

6. **ZEO Report:** S. Musselman gave a brief overview of the ZEO Report dated 2/25/25. L. Zbinden moved to approve the ZEO Report as presented, C. Barrett seconded and the motion to approve carried unanimously.

7. **Correspondence:** Letter received regarding 54 Bare Hill Road. S. Musselman will schedule meeting with property owner to discuss concerns outlined in the letter.

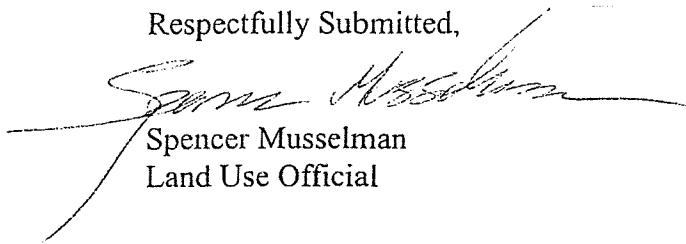
8. **Other Business Proper to Come Before the Commission:** None.

9. **Public Comment:** None.

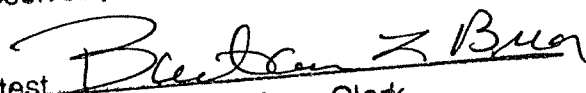
10. Adjournment

S. Garceau moved to adjourn at 8:46pm, L. Zbinden seconded and the motion to adjourn carried unanimously.

Respectfully Submitted,


Spencer Musselman
Land Use Official

Received March 13, 2025 @ 9:14 A.M.

Attest 
Goshen Town Clerk