

**GOSHEN PLANNING AND ZONING COMMISSION
MEETING MINUTES**

Tuesday January 28, 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 7:37pm.

2. Attendance - Appointment of Alternates

Attendance taken by C. Barrett, Secretary.

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

Also Present: Land Use Official S. Musselman, Town Planner J. Mullen

Members Absent: None.

Appointment of Alternates: None.

3. Approval of Minutes December 17, 2024.

Commissioners reviewed the amended 12/17/24 minutes and there was no discussion.

L. Zbinden moved to approve the 12/17/24 minutes as amended. S. Garceau seconded and the motion to approve carried unanimously.

4. Public Hearing:

a. 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.

J. Carroll read a withdrawal letter submitted by the applicant, Town of Goshen, on 1/28/25. Public hearing not opened as application was withdrawn.

S. Garceau moved to add an item 6b. Election of Officers. L. Zbinden seconded and the motion to add item 6b. carried unanimously.

5. Old Business

a. POCD Update

J. Mullen gave an overview of the scopes of work from vendors SLR, FHI, and Planimetrics for the facilitation of POCD workshops that were initially shared with the Commission at the 11/26/24 meeting. J. Mullen also shared a project budget with the Commission if the POCD were to be done in-house. L. Zbinden asked about what the cost would be for additional workshops and also inquired as to what the cost would be for the POCD to be handled entirely by an outside vendor. J. Mullen will request estimates from the vendors. The budget for the POCD was discussed and Commissioners felt it would be prudent to discuss a budget increase with the BOS as the current budget is \$20,000.

6. 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 submitted updated engineered plans for the property. At the 12/17/24 meeting S. Dutton submitted a plot plan, project narrative, examples of similar car clubs, and an authorization letter from the property owner.

S. Dutton gave an overview of the application. 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. A lighting plan was submitted showing lighting over garage doors and lights on the side of personnel doors. There will be no signage, street lighting, tree removal, or maintenance of vehicles on site. In addition access to the property will be limited to members from the hours of 6am-8pm. S. Dutton also stated that there will be no issues with traffic 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.

L. Zbinden moved to accept the application and set a public hearing for 2/23/25. S. Garceau seconded and the motion carried unanimously.

b. Election of Officers

Chairman: L. Zbinden nominated J. Carroll. S. Garceau seconded. L. Zbinden moved to close Chairman nominations. C. Barrett seconded and the motion to close nominations carried unanimously. J. Carroll, as the only nominee, was re-elected Chairman.

Vice-Chairman: J. Carroll nominated L. Zbinden. S. Garceau seconded. *S. Garceau moved to close nominations. C. Barrett seconded and the motion to close nominations carried unanimously. L. Zbinden, as the only nominee, was re-elected Vice Chairman.*

Secretary: L. Zbinden nominated C. Barrett. P. Lucas seconded. *L. Zbinden moved to close nominations. S. Garceau seconded and the motion to close nominations carried unanimously. C. Barrett, as the only nominee, was re-elected Secretary.*

6. ZEO Report: S. Musselman gave a brief overview of the ZEO Report dated 1/27/25. *L. Zbinden moved to approve the ZEO Report as presented. S. Garceau seconded and the motion to approve carried unanimously.*

7. Correspondence: 1/16/25 letter from the City of Torrington regarding a text amendment to Section 6.54 (Multi-Family Housing Conversion), 1/21/25 letter from Donna Grenier regarding 777 North Street special permit application, and Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter.

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

9. Public Comment:

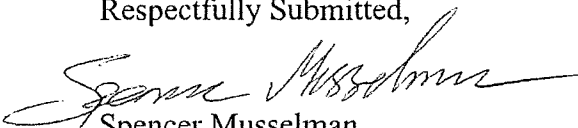
- Sarah Leonard, 22 School Hill Road, had issues with Zoom.

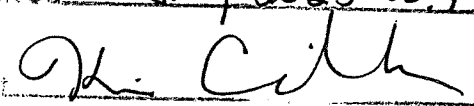
- George Kral, Shearshop Road, applauded the Commission for their continued work on the POCD.

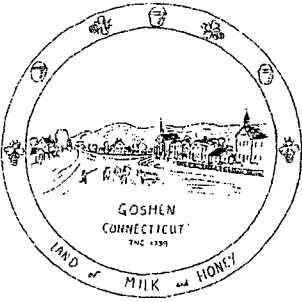
10. Adjournment

S. Garceau moved to adjourn at 8:23pm. L. Zbinden seconded and the motion to adjourn carried unanimously.

Respectfully Submitted,


Spencer Musselman
Land Use Official

Received Feb. 6, 2025 10:48 AM
Attest 
Asst. Goshen Town Clerk



TOWN OF GOSHEN

42A NORTH STREET GOSHEN, CT 06756-0187
PHONE 860 491-2308 x 232 FAX 860 491-6028

Spencer A. Musselman,
Land Use Official

To: Planning & Zoning Commission
From: Spencer Musselman
Subject: Activity Report
Date: January 27, 2025

Zoning Permits:

Issued ZP # 25-1 to Michael Cardello, 52 Tyler Ridge Drive, for the construction of a new dwelling.

Issued ZP # 25-2 to Jeffrey Matteo, 50 Rockwall Court, for the construction of an addition.

Issued ZP# 25-3 to Mario Losacano, 12 Meadowcrest North, for the construction of a new dwelling.

Issued ZP# 25-4 to Dexter Kinsella, 103 West Street, for a lean-to addition to an existing barn.

Issued ZP# 25-5 to Sandy Dennis, 52 Hillhouse Road, for the construction of a new barn.

Enforcement Issues:

There are a handful of enforcement issues outstanding.

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** – Janell and I met with S. Dutton at the property to discuss the club's plans for the property.

- **50 Rockwall Court** – Met with the contractor on site to discuss plan for the addition.
- **103 West Street** – Met with homeowner at the property to discuss plans for the barn lean-to addition.
- **52 Hillhouse Road** – Met with homeowner at the property to discuss plans for the construction of a new barn.
- **205 East Hyerdale** – Met with new excavation contractor to discuss outstanding erosion control issues and how the large soil stockpiles on site will be reduced.
- **12 Meadowcrest North** – Conducted site visit and reviewed plans for new dwelling.
- **52 Tyler Ridge Drive** – Conducted site visit and reviewed plans for new dwelling.



Spencer Musselman <landuse@goshenct.gov>

RE: PZC Minutes - 12/17/2024 - Comments

1 message

LuAnn C Zbinden <LuAnn_C_Zbinden@bd.com>

Tue, Jan 21, 2025 at 9:59 AM

To: Spencer Musselman <Landuse@goshenct.gov>, Jonathan Carroll <joncarrollforpandz@gmail.com>

Thank you, Spencer

You as well!

Lu-Ann

BD Restricted

From: Spencer Musselman <Landuse@goshenct.gov>

Sent: Tuesday, January 21, 2025 8:35 AM

To: LuAnn C Zbinden <LuAnn_C_Zbinden@bd.com>; Jonathan Carroll <joncarrollforpandz@gmail.com>

Subject: Re: PZC Minutes - 12/17/2024 - Comments

EXTERNAL EMAIL - Use caution opening attachments and links.

This Message Is From an External Sender

Report Suspicious

Use caution opening attachments and links

Hi LuAnn,

I will make those changes and have them ready for next Tuesday's meeting.

Have a nice day.

On Mon, Jan 20, 2025 at 10:28 PM LuAnn C Zbinden <LuAnn_C_Zbinden@bd.com> wrote:

Hello Spencer,

Below are some minor changes and some points needing clarification in the Minutes of the P&Z meeting on 12/17/2024.

1. Please add one more "l" to Jon's surname throughout the Minutes as "Carrol" should be "Carroll" and change J. Abrahms to J. Abrahams.

1. Call to Order

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

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

Also Present: ~~X~~ Land Use Official S. Musselman.

Members Absent: None.

Appointment of Alternates: None.

2. Could you please kindly clarify the square footage of the new proposed storage building at 38 Torrington Road. Is it 5360 ft² or 4800 ft²? See below.

Page 2:

- 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.**

Page 3:

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

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.

3. Please kindly replace "impervious pavement" with "permeable pavement" in the second sentence of the paragraph below. For clarity purposes did G. Harlow mean by "this" in the third sentence of the paragraph below that the additional employee parking was not a necessity and could be removed from the plans? If yes, may the Minutes replace "this" with "the additional employee parking was not a necessity..."? Also, how can Garret Harlow claim that no change to impervious coverage is being proposed if he stated that employee parking and aprons in front of the storage building will be paved and the additional employee parking will be paved?

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.

Thank you for all your efforts.

Warm regards,

Lu-Ann

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BD Restricted

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Spencer Musselman

Land Use Official

Town of Goshen

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