

**TOWN OF GOSHEN
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
THURSDAY, June 20, 2024 – 7:30PM**

PRESENT: Amanda Cannon, Donald Moore, Clyde Breakell (A), Mark Beeman and Audrey Blondin (A)

EXCUSED: Dan Kobylenski and Matthew Grosclaude

OTHERS: Spencer Musselman, Jason Dismukes and Mr. & Mrs. Ruzbasan.

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:30pm by Amanda Cannon acting Chair.

2. **PUBLIC HEARING:**

- A. Kurt Krotz for Allen & Margaret Krotz, 124 Sandy Beach Road, Special permit, tear down and replace non-conforming structure, add living space to 2nd floor, changing from seasonal structure to full-time residence per Section 2.4.3 b.: Mr. Jason Dismukes spoke on the revised plans. He had met with IWC and made changes to the proposed seawall and was asked to add sump for spoils; site development plan dated 10/25/23; IWC has not approved yet; Ms. Cannon asked if they will have to revisit if IWC has changes, Mr. Musselman said No; Mr. Dismukes read memo dated 4/11/23 into record; TAHD approval given with requirement of additional test hole to be done at time of scarification next to stone wall; Sandra Ruzbasan, 122 Sandy Beach Road asked for clarification of non-conforming structure to which Mr. Dismukes explained.

IN A MOTION BY Ms. Blondin and seconded by Mr. Breakell, it was voted to close the Public Hearing at 7:42pm. Motion carried.

3. **READING OF THE MINUTES:** Minutes for May 16, 2024 were reviewed and approved.

IN A MOTION BY Mr. Breakell and seconded by Mr. Moore, it was voted to accept the minutes from the May 16, 2024 meeting as written. Ms. Blondin abstained. Motion carried.

4. **OLD BUSINESS:**

- A. Kurt Krotz for Allen & Margaret Krotz, 124 Sandy Beach Road, Special permit, tear down and replace non-conforming structure, add living space to 2nd floor, changing from seasonal structure to full-time residence per Section 2.4.3 b.: No further discussion was had.

IN A MOTION BY Ms. Blondin and seconded by Mr. Breakell, to approve application for Kurt Krotz for Allen & Margaret Krotz, 124 Sandy Beach Road, Special permit, tear down and replace non-conforming structure, add living space to 2nd floor, changing from seasonal structure to full-time residence per Section 2.4.3 b. Motion carried.

5. **NEW BUSINESS:** None.

6. **CORRESPONDENCE:** None.

7. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** New Commissioner Ms. Audrey Blondin, Alternate, was introduced.

8. **ADJOURNMENT:**

IN A MOTION BY Ms. Blondin and seconded by Mr. Breakell, to adjourn the meeting at 7:52pm. Motion carried.

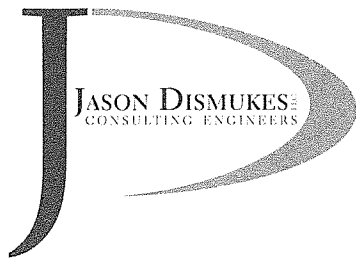
Respectfully submitted, Lori Clinton Commission Clerk



Received June 24, 2024 11:20 AM

Attest 

Goshen Town Clerk



Town of Goshen Zoning Board of Appeals Commission
42A North Street
Goshen, Connecticut 06756

April 11, 2023

RE: Special Permit Application, 124 Sandy Beach Road

Mr. Chairman & Commissioners,

The applicant, Mr. Krotz, is applying for a special permit to raze an existing seasonal cottage and construct a new 4-season home. The subject property is located at 124 Sandy Beach Road and is in the RA5 residential zone. This project requires a special permit. Under section 5.3.1 of the zoning regulations, when considering a special permit application, the commission shall evaluate the application with respect to the following factors. We have included how this application addresses each of these factors.

5.3.1.a That the proposed activity will not create any conditions that could endanger the public health, safety and welfare.

This project is to construct a residential house, an allowed use by right in a residential zone. The home will be served by a new drilled well and new septic system approved by the Torrington Area Health District. These appurtenances are designed to protect the health, safety, and welfare of the public.

5.3.1.b That vehicle access is adequate to assure that traffic hazards will not result, and that there will be adequate off-street parking spaces for the proposed uses.

There are currently 2 off-street parking spaces and there will be 2 spaces available at the end of the project.

5.3.1.c There will be no adverse impact upon natural resources.

During construction, erosion and sedimentation controls will be used to prevent sediment from entering Tyler Lake. A state of the art septic system, approved by Torrington Area Health District, will be installed on the property.

- 5.3.1.d That there will be no adverse effects upon the existing and probable future character of the neighborhood or its property values.

Over the last 10 plus years there has been a trend of razing existing obsolete cottages around Tyler Lake and constructing new 4-season homes in their place. This is largely due to new advances in septic system technology that are approved by the State Department of Health. These new systems are far superior to the rudimentary septic systems that are often found around the Lake. These new 4-season homes enhance the character of the neighborhood and improve the property values of neighboring parcels.

- 5.3.1e That the proposed activity will not hinder the orderly and appropriate development of the adjacent property.

The Town of Goshen Zoning Regulations, the Towns Building Code, and the State Health Code all promote the orderly and appropriate development of all property in Town.

- 5.3.1.f That there will be adequate natural or structural screening or landscaping provided to minimize visual and auditory impacts.

There are some trees located along the property lines between the subject property and the adjacent properties. This amount of screening is consistent with what you would find in a residential zone.

- 5.3.1.g That the water supply, the sewage disposal, and storm water drainage shall conform with accepted engineering criteria; comply with all standards and be approved by the appropriate regulatory authority.

There will be a new drilled well which will supply potable water to the new home. A new state of the art septic system and new septic tank will be constructed on the property. This new septic system has been approved by Torrington Area Health District. The property will continue to drain stormwater substantially as it does now.

- 5.3.1.h The proposed use will not conflict with the purposes of the Regulations.

The proposed use is residential in a residential zone and does not conflict with the Regulations.

Thank you for your consideration of this application. On behalf of the applicant,

Sincerely,



Jason Dismukes

Jason Dismukes, LLC