

**TOWN OF GOSHEN
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
THURSDAY, MAY 16, 2024 – 7:30PM**

PRESENT: Dan Kobylenski, Amanda Cannon, Donald Moore, Clyde Breakell, and Mark Beeman

EXCUSED: Matthew Grosclaude

OTHERS: Town Planner and Zoning Enforcement Officer Spencer Musselman, Mark Harris, Bill Colby and Jason Dismukes.

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:30pm by Dan Kobylenski and seated both Clyde Breakell and Mark Beeman.

2. **PUBLIC HEARING:**

- A. **William Colby for Alan C. Rothfeld, 24 Benjamin Lane - Special permit, addition to non-conforming structure per Section 2.4.3 b:** Mr. Bill Colby for Alan Rothfeld spoke. There was one neighbor notified, the Town of Goshen. History was given that Ms. Rothfeld had work done and was under the impression that permits had been done but when she had spoken to the building inspector they had not. A revised plan was submitted and it was noted that they now have Torrington Area Health approval and the revised septic is taken care of. Existing structure was 46.4 feet from the front line and the addition is 47.4 feet from the front line. Ms. Cannon noted that the property owner is doing the right thing once this was discovered and should not be punished. Mr. Colby agreed. Mr. Musselman was introduced and asked if he would like to add anything which he did not. Mr. Kobylenski read through Special Permit guidelines. Public asked if anyone wanted to speak for the permit (none) and against (none).

IN A MOTION BY Ms. Cannon and seconded by Mr. Beeman, it was voted to close the Public Hearing at 7:37pm. Motion carried.

3. **READING OF THE MINUTES:** Minutes for March 21, 2024 were reviewed and approved.
IN A MOTION BY Mr. Beeman and seconded by Mr. Moore, it was voted to accept the minutes from the March 21, 2024 meeting as written. Motion carried.

4. **OLD BUSINESS:**

- A. **William Colby for Alan C. Rothfeld, 24 Benjamin Lane - Special permit, addition to non-conforming structure per Section 2.4.3 b:** No further discussion was had.

IN A MOTION BY Ms. Cannon and seconded by Mr. Beeman, it was voted to approve William Colby for Alan C. Rothfeld, 24 Benjamin Lane, Special permit, addition to non-conforming structure per Section 2.4.3b. Motion carried.

5. **NEW 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.:** Mr. Dismukes reviewed map 23-112 dated 10/25/23, indicated taking down existing seasonal home and making a year around home; preexisting, nonconforming lot; setback from lake was discussed and they will be within buildable area; property soil tested; Torrington Area Health allowed them to put a holding tank rather than septic and gray and black water were discussed; Mr. Connor had left no notes on this property; Ms. Cannon, sounds like he has everything he needs. Mr. Musselman had been to the property and nothing out of the ordinary and having a septic would be better.

IN A MOTION BY Ms. Cannon and seconded by Mr. Moore, to accept application for Kurt

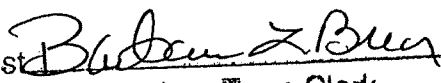
Krotz for Allen & Margaret Krotz, 124 Sandy Beach Road, Special permit, tear down and replace non-conforming structure, add living space to 2nd floor, changing from seasonal structure to full-time residence per Section 2.4.3 b and set public hearing for June 20, 2024 Motion carried.

6. CORRESPONDENCE: Email from attorney regarding emails was read and discussed.
7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION: None.
8. ADJOURNMENT:
IN A MOTION BY Ms. Cannon and seconded by Mr. Breakell, to adjourn the meeting at 7:51pm. Motion carried.

Respectfully submitted,


Lori Clinton
Commission Clerk

Received May 20, 2024 @ 10:56 AM

Attest 
Goshen Town Clerk