

Town of Goshen
BOARD OF SELECTMEN

February 13, 2024

REGULAR MEETING

This meeting held in-person and recorded via Zoom.us and is available as a recording

PRESENT: Todd M. Carusillo, Scott Olson, Dexter S. Kinsella (zoom)

OTHERS: Dawn Wilkes; Patrick Lucas; Marissa Wright; Henrietta Horvay; Audrey Blondin; Michael Leonard; Erin Reilly; Seth Breakell; Garret Harlow; Cindy Barrett; George Motel

1. Call to order: Todd M. Carusillo called the meeting to order at 5:00 p.m.

2. Approval of the minutes of the meeting of February 6, 2024: The motion to approve the minutes of the Special Meeting of the BOS February 2, 2024 was made by Dexter S. Kinsella, seconded by Scott Olson. The name of Donna Malon needed to be spelled correctly (Malone is not correct). From the meeting minutes of February 6, 2024, Dexter stated that the minutes used the word "anticipated" it will be a 50/50 shared expense. He stated that all the expenses will be reviewed (and all will be under consideration). In a motion made Dexter S. Kinsella, seconded by Scott Olson, it was voted to accept the minutes of special meeting February 2, 2024 and the minutes of February 6, 2024 as corrected. Voted unanimous.

3. Matters Arising out of the Minutes: None

4. Approval of the Payroll and Warrant – February 15, 2024:

In a **motion** made by Scott Olson, seconded by Dexter S. Kinsella, it was **voted** to approve the total warrant and payroll of February 15, 2024 in the amount of \$88,117.13. Included in this warrant were the payroll in the amount of \$12,528.56, and the warrant in the amount of \$75,588.57. Voted unanimous. Also included in this warrant: Road Salt - \$17,137.05 MIRA - \$13,995.40; Sepples Tree Service - \$9,000; Innovative Surface - \$7,317.70; John Hancock - \$4,163.00

5. First Selectman's Report: None

6. Public Comment:

Audrey Blondin thanked everyone; advised to stay safe in the snow. She reported that she was reading about the "Pay as you Throw" plan that was in place in Woodbury. They now have dropped it. She urged the BOS to proceed with caution in finding a remedy for Goshen's recycling process. The Lt. Governor has gone out to bid for new recycling process, with high-tech companies, new things are happening therein.

Marissa Wright stated she feels there may be a need for a land use attorney to write POCD. A land use facilitator may introduce new objectives for the POCD.

In addition, she supports the Recreation Commission moving their offices over to Camp Coch. The Sustainable Committee may be able to do an informational energy audit.

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Selectman Dexter Kinsella stated input from the public is necessary. A land use attorney may be needed. Bring new plan to the public. Plan of Conservation may cost, Selectman Scott Olson interjected, \$20K - is a lot of money. Todd Carusillo stated it presents opportunity to make revisions important to the Town. The process is driven by Planning & Zoning Commission POCD. Scott Olson stated the Townspeople want changes to the POCD.

Garret Harlow suggested people put in request for meeting of P&Z.

Audrey Blondin stated the Board of Selectmen in Litchfield appointed concerned citizens to work with Planning & Zoning; there may be a need to get a liaison with community.

Henrietta Horvay stated 10 years ago a plan of development was created. There were two sessions. She has records there in her house that go back to 50 years.

Cindy Barrett Planning & Zoning Commission information is on the Goshen Website. The P&Z addressed many issues on April 26, 2016. At that time, they addressed many issues.

7. Correspondence: None

8. Old Business:

8a. Appointments: None

8a. Budgets:

The following budgets were brought forth for discussion:

Planning & Zoning (2nd) Elections

Capital Expenditures

In a **motion** made by Scott Olson, seconded by Dexter S. Kinsella, it was **voted** to receive the aforementioned budgets for 2024-2025 and forwarded to the Board of Finance for their review and consideration. Voted unanimous.

9. New Business:

9a. Farm Exemptions:

George Motel read aloud a letter signed by Henrietta Horvay (Goshen Economic Development Commission); Clint Thorn (Goshen Agricultural Council); and Amy Breakell (Goshen Business Circle). The law set a \$100,000 threshold in assessed value in 1985 and has allowed municipalities to offer exemptions of up to \$200,000 in assessed value since 2001 for those engaged in farming. This program was designed to provide a tax break for farmers – this current value no longer has a significant impact. In considering the value of the agriculture business to our community, and maintain open space, we ask you (BOS) to consider increasing the exemption to \$200,000 for qualifying farms in the Town of Goshen. In addition, we ask for BOS support to put forth a bill to increase the state threshold to \$500,000. First Selectman Todd Carusillo will consider this proposal; Selectman Dexter Kinsella questioned holding a Town Meeting. Selectman Scott Olson did some research and feels the town would support this.

In a **motion** made by Dexter S. Kinsella, seconded by Scott Olson, it was **voted** to add to this agenda item 9b Bid - Rock Crushing Materials. Voted unanimous.

9b. Bid – Rock Crushing Materials:

ROCK CRUSHING AND MATERIAL PROCESSING

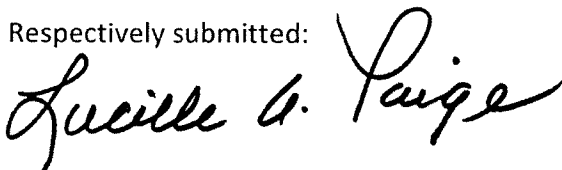
The Town of Goshen is soliciting bids for ROCK CRUSHING & MATERIALS PROCESSING. The scope of work is to include furnishing all labor, materials, equipment necessary for the crushing, processing and screening of material into processed aggregate as specified.

	<u>Mobilization Price</u>	<u>Per Ton Unit Unit Price</u>	<u>Total Estimated Material Cost Crushed & Processed</u>
Datin Brothers, Inc. 10 Fieldstone Drive Newtown, CT 06470 203-226-5354	\$9,000	\$19.93	\$59,800.
MJW Services, LLC 1617 Waterbury Road Thomaston, CT 06787 203-910-4338 203-509-9881	\$6,500	\$14.80	N/A

10. Other Business: None

11. Adjournment: In a motion made by Dexter S. Kinsella, seconded by Scott Olson, it was voted to adjourn the meeting at 5:56 p.m. Voted unanimous.

Respectively submitted:



Lucille A. Paige, First Selectman's Aide

Received Feb. 15, 2024 @ 12:13 P.M.

Attest 
Goshen Town Clerk

Board of Selectman Town of Goshen:

February 7, 2024

Todd Carusillo
Dexter Kinsella
Scott Olson

Gentlemen,

CT statute Chapter 203, Section 12-91 has had a law exempting an assessed value of farm equipment for qualifying farms from property taxes since 1959. The law set a threshold of \$100,000 in assessed value in 1985 and has allowed municipalities to offer exemptions of up to \$200,000 in assessed value since 2001.

Our farm community has seen inflation undercut and grossly dilute the benefit of this program. As a result, a program that was designed to provide a tax break for farmers no longer has a significant impact. The cost of equipment, labor, feed, and materials has grown exponentially since 1985. To illustrate, in 1985 the minimum wage was \$2.75 an hour. Today the state minimum wage is \$15.69 an hour and is indexed annually to the Federal Employment cost index.

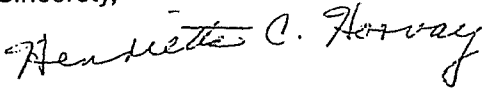
In considering the value of our agricultural businesses to the community as well as the importance of maintaining open space, we ask you to consider increasing the exemption to \$200,000 for qualifying farms in the Town of Goshen. Increasing the exemption will also encourage farmers to reinvest and diversify their operations to meet market needs.

In addition, we ask for your support in urging our representatives in the CT legislature to put forth a bill to increase the state threshold to \$500,000. Our local representative, Maria Horn is currently chair of the finance committee.

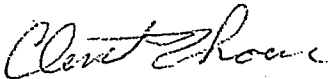
We have a unique town with a rich agricultural history that once had a thriving dairy industry. While those farms have all but vanished, we still have a diversity of farms that produce beef, wine grapes, vegetables, fruits, poultry, hay and sheep to name a few. We feel this is not only important but necessary to preserve these farms and support their right to farm.

We thank you in advance for your consideration.

Sincerely,



Henrietta C. Horvay
Goshen Economic Development Commission



Clint Thorn
Goshen Agricultural Council



Amy Breakell
Goshen Business Circle

13 FEB 2024

Dear Selectmen of the Town of Goshen,

I would like to provide input on the comments made by the Selectmen regarding the revision of the Plan of Conservation and Development.

Comments that the town will need to find an attorney to revise the plan itself, and not just review a completed plan, were made at the last meeting.

It is imperative that the public, various non-profit stakeholders, commissions, commission members, and other interested parties within the town, have an opportunity to provide valuable input and an opportunity to be actively involved in the creation of the revised document.

This collaboration process can only take place if input from the various stakeholders is encouraged in an open and transparent manner, encompassing diverse public involvement.

It is essential that a land use facilitator lead this process. This person may also be a land use attorney, but the fundamental element in revision of the plan is and should be, an open and transparent process, where collaboration can occur with a wide range of stakeholders. A land use attorney can then review any finished product.

Please enter this letter into the meeting minutes, along with previous correspondence.

Sincerely,

Marissa L Wright

226 Sharon Turnpike

Goshen, CT

Lucille Paige

From: Todd Carusillo <1stselectman@goshenct.gov> on behalf of Todd Carusillo
Sent: Wednesday, February 7, 2024 9:13 AM
To: lpaige@goshenct.gov
Subject: FW: Exploring options from the sidelines....following up on earlier question
Attachments: Goshen Land Holding Options.pdf

-----Original Message-----

From: Marc McCarthy <mt_mccarthy@outlook.com>
Sent: Monday, January 29, 2024 8:22 AM
To: Todd Carusillo <1stselectman@goshenct.gov>; Scott Olson <scott071672@gmail.com>; Dexter Kinsella <dexterk1101@att.net>
Subject: Exploring options from the sidelines....following up on earlier question

Todd, Scott & Dexter,

Given all the discussion about the new DPW building on the purchased land on Route 4 and the clear pushback you've received, I'd asked a few months ago about other land options that are owned by the Town of Goshen. I didn't hear back (never saw the broadband minutes either for that matter).

Anyway, following this from the sidelines, it seems evident a wholesale evaluation of the Town needs should be done; including DPW, firehouse, recreation, housing, open space, others, etc. While the formation and later dissolution of the Building Committee took place, it was never clear to me where things stand? Was an evaluation of the back of the firehouse examined inclusive of ways to mitigate the wetlands/drainage needs? Maybe a new group ought to be organized that is less politicized and more pragmatic?

Anyway, my curiosity lies in what the purpose of 30 acres of land the Town of Goshen owns on East Street South. There are 5 parcels one of which is wetlands and dedicated to the John Ross trail. There is an open field and varied slopes across 30 acres that appear usable for something. I am not recommending something here but merely seeking to learn more about why this was not considered before the land on Route 4 was purchased and if its not suitable what the Town of Goshen plans to do with it? Might it be conserved, sold to the Goshen Land Trust? It would certainly suitable to future recreational trails and possible the basis for a CT DEEP grant.

Please have a look at attached I prepared over the weekend for your review.
I hope to get thoughts from the folks at GCC/GLT as well.

All the best,

Marc McCarthy
6 Shelbourne Court
914-671-4929

7. Correspondence: A e-mail from Marc McCarthy stated that a study has been done on Goshen lands (East St. North, East St. South, etc.) and any new buildings should not be built on those lands.



Town of Goshen Land Ownership

Exploring options for Town Land Holdings

January 28, 2024

Taking a Step Back to Explore DPW Options

- Sharon Tpke Location was purchased and is being pursued but wonder why were other locations owned by Town not considered?
- Town has a Conservation Plan, but does it have a Development Plan?
- Defining objectives inclusive of all land holdings, town needs (both public works, conservation and recreation), capital availability and constraints should be done inclusively
- Sharon Tpke is flat, wet offering limited development potential. It adjoins Goshen Land Trust land, very visible to the road and more suitable for a single-family home, farm or recreational trails
- Why have other sites (East Street South) not been considered that are already owned but not clearly oriented to recreation, conservation or other purpose?

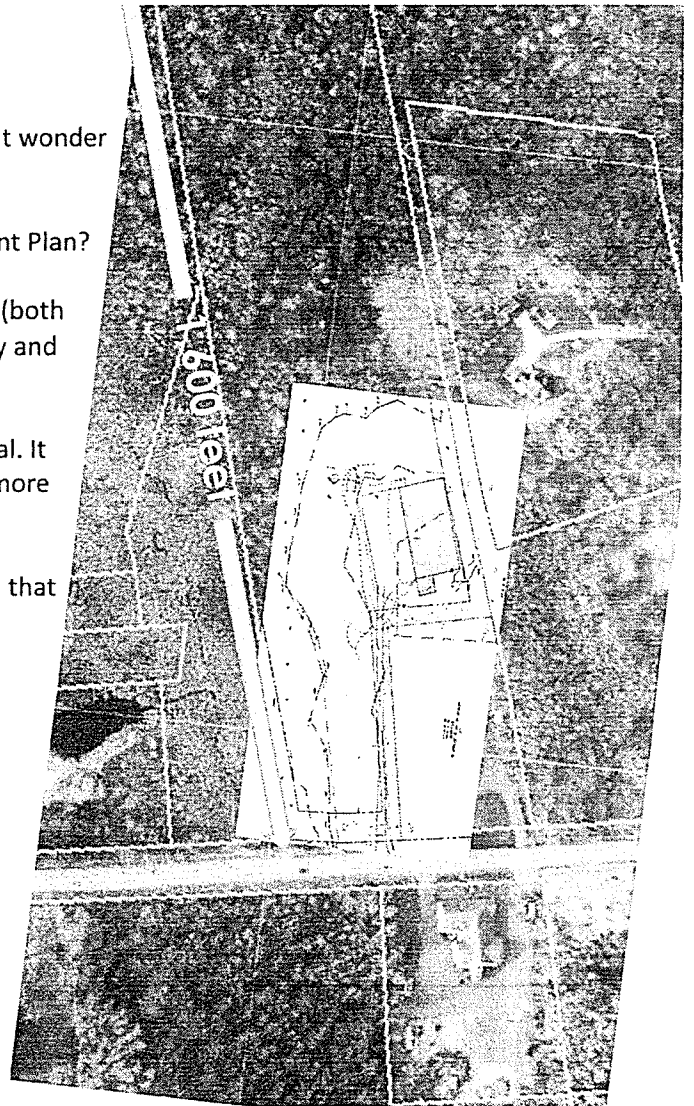
Thoughts about Sharon Tpke DPW Development

Pros:

- On a state road
- Generally flat
- Possible co-locating storage with fire department

Cons:

- Limited usable land, of its 13.8 acres due to wetlands.
- Adjoins pristine open meadow and clear line of site
- Impacts community with a metal industrial building



Goshen Should be Proactive with Land Holdings

- What are objectives with the land that the Town holds?
- Why does the town hold land? Is it for future needs, can it be sold, conserved, or both?
- Goshen Conservation Commission & Goshen Land Trust both pursue use of lands for recreation and conservation and actively care for some of the Town's existing land holdings
- Having just purchased land on Sharon Turnpike, was DPW always the objective?
- What is the purpose of holding 60 acres on East Street South? Why wasn't this considered?
- What are other uses for the East Street South land? Can it be conserved and/or the basis for future trail development?
- Maybe the town could examine options to swap more suitable land given existing holdings?

Other Land Options Exist! Why weren't they Considered?

Current Town of Goshen Land Holdings

excluding Town Hall, ROWs and cemeteries

Description	Acres	MapXpress	Parcel ID	Address
<u>Northern Trails - Recreational Area - Abutting Norfolk Town Line</u>				
1 Trails	43.0	Zoom to GIS	05-018-001-01	EAST STREET NORTH
2 Trails, Pond, Parking	52.5	Zoom to GIS	05-018-001-00	1097 EAST STREET NORTH
SubTotal	95.5			

Unused LandBank on East Street South - Adjoining Goshen Land Trust Land

3 East Street - Wetlands, Brook	20.6	Zoom to GIS	03-006-001-00	EAST STREET SOUTH	John Ross Trail (Goshen Land Trust)
4 East Street - South Section	6.9	Zoom to GIS	03-006-001-01	EAST STREET SOUTH	John Ross Trail (Goshen Land Trust)
5 East Street - NorthWest Section	16.5	Zoom to GIS	03-006-001-03	EAST STREET SOUTH	
6 East Street - North Section - Field	7.6	Zoom to GIS	03-006-001-04	EAST STREET SOUTH	
7 East Street - NorthEast Section - on Road	8.4	Zoom to GIS	03-006-001-05	EAST STREET SOUTH	
SubTotal	60.0				

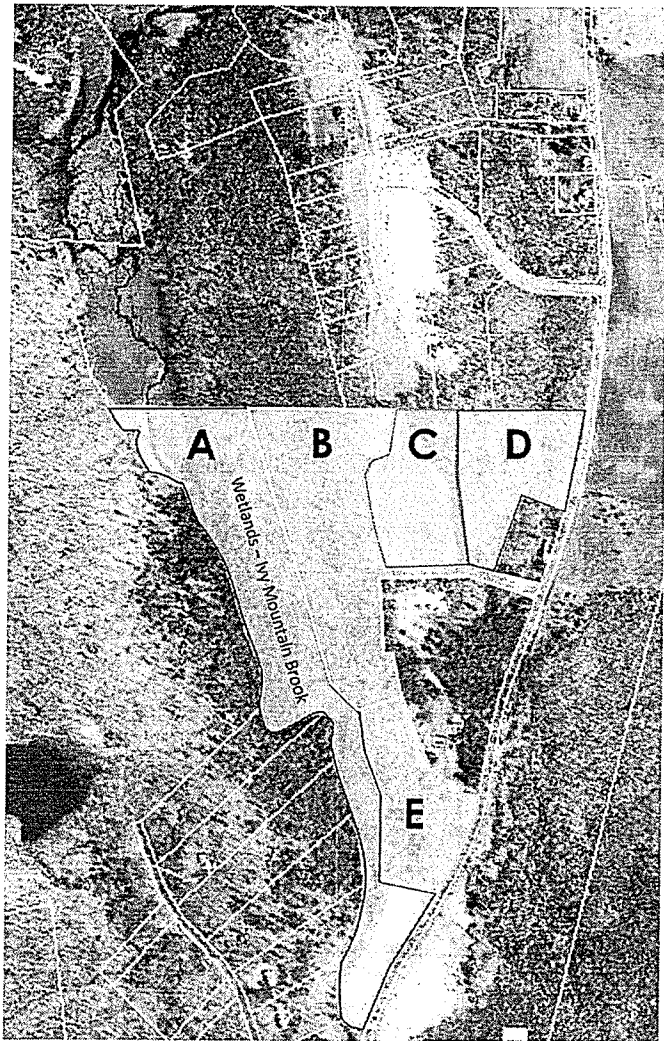
Why hasn't this land been considered for use by Public Works?

Public Works & Firehouse

8 Goshen Firehouse	3.6	Zoom to GIS	06-008-007-00	181 SHARON TURNPIKE
9 New Land Purchased across from Firehouse	13.8	Zoom to GIS	06-008-076-00	190 SHARON TURNPIKE
10 Dept of Public Works	5.2	Zoom to GIS	05-008-105-00	38 TORRINGTON ROAD
SubTotal	22.6			

Camp Coch (3 properties) + Extra land across Town Hill Road

11	Camp Coch - North of Dog Pond Rd	14.9	Zoom to GIS	05-006-018-00	291 BEACH STREET
12	Camp Coch - South of Dog Pond Rd	21.2	Zoom to GIS	05-006-019-00	DOG POND ROAD
13	Camp Coch - West of Beach	2.3	Zoom to GIS	05-004-115-00	BEACH STREET
14	Town Hill - Across Dog Pond Rd	19.9	Zoom to GIS	05-006-020-00	TOWN HILL ROAD
	SubTotal	58.2			Town Hill Trails (Goshen Conservation Commission)



East Street South Land Bank!

Description	Acres
B East Street - NorthWest Section	16.5
C East Street - North Section - Field	7.6
D East Street - NorthEast Section - on Road	8.4
	32 acres

60 acres in total of which 32 acres (B,C & D) are sloping but largely accessible ex wetlands (A) / south slope (E)

7.6 acres of open meadow at top of sloping hill

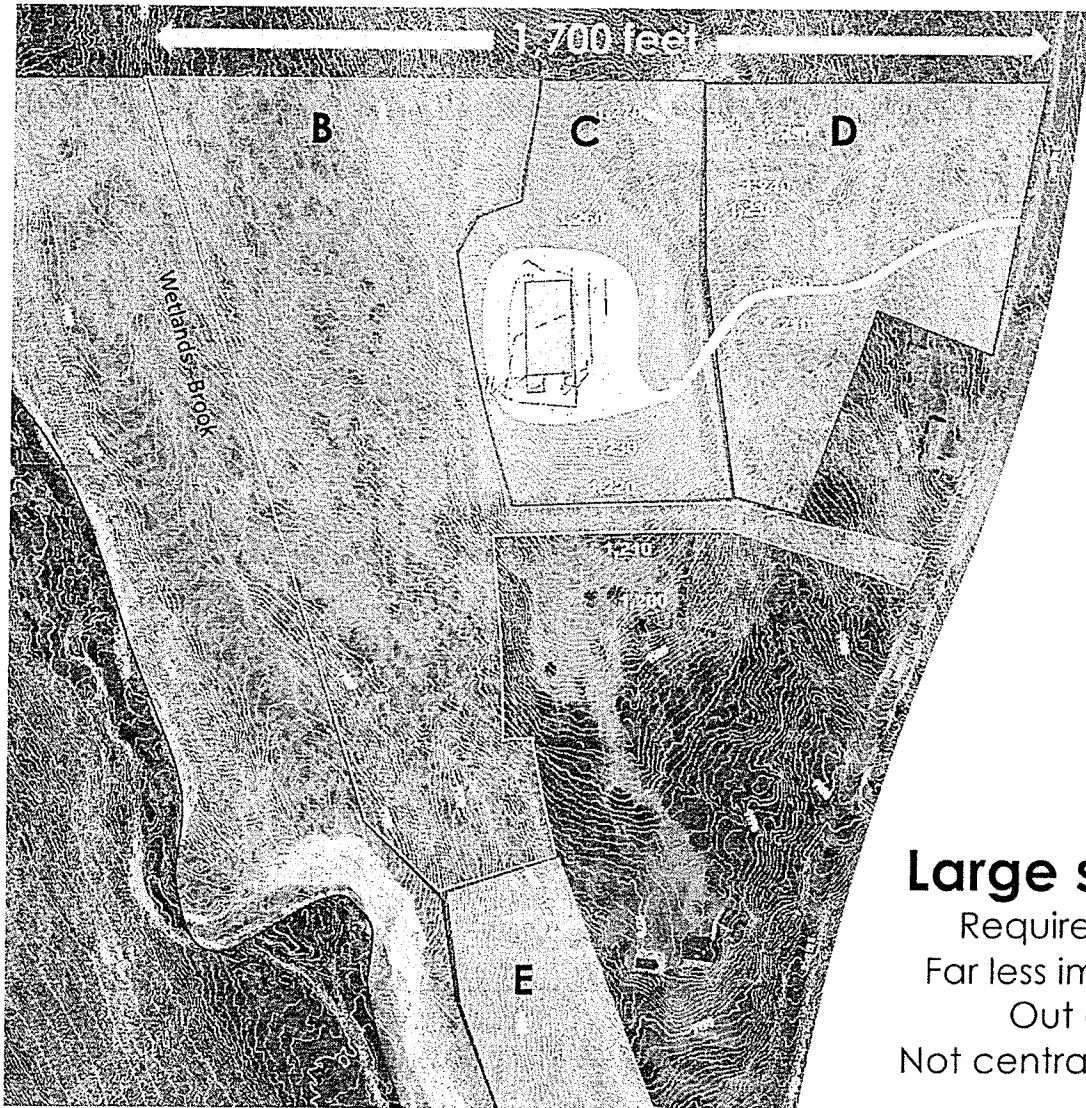
Multiple access points to East Street South

Land records suggest secured August 8, 1988

KEY QUESTIONS

What is the purpose of this land? Seems like a more suitable location for DPW, sale to Land Trust or something?

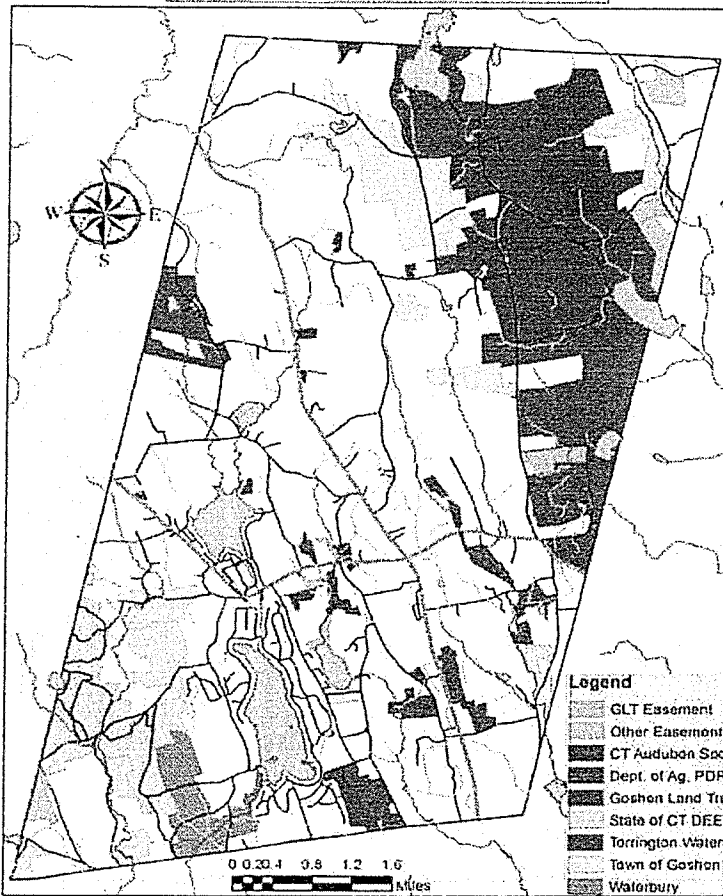
Different from 96 acres in North Goshen which offer clear recreational access. This could offer both purposes – trails for Goshen Land Trust as well as public use



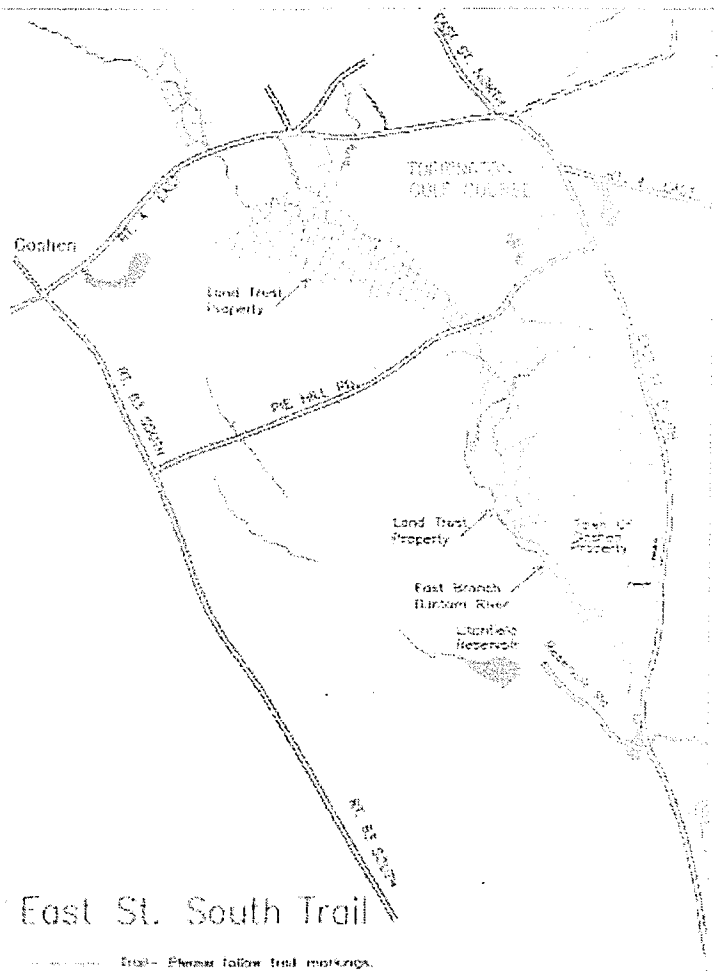
Large site available

Requires regrading of slope
Far less impact to community
Out of site, far from road
Not central to town – negative

Goshen Protected Property

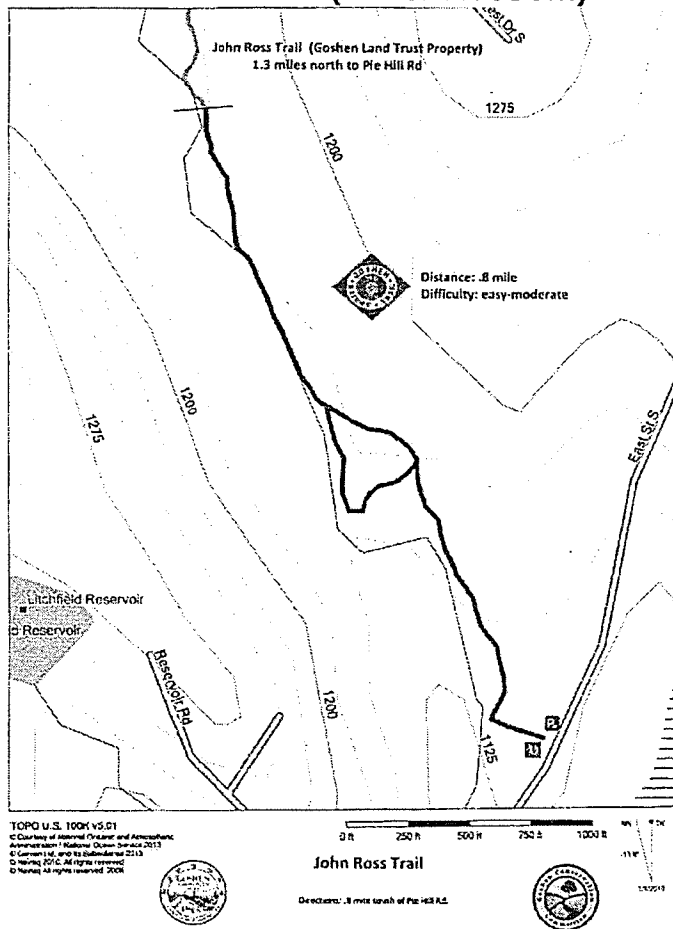


Appendix 6-Trail Maps East Street South

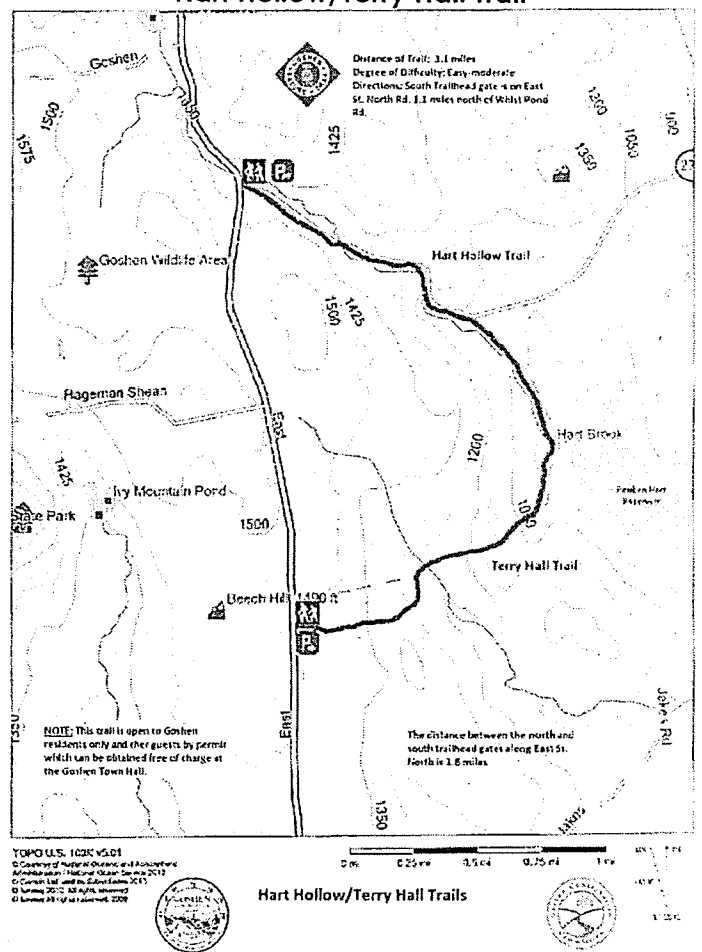


Goshen Conservation Committee Trails

John Ross Trail (East Street SOUTH)

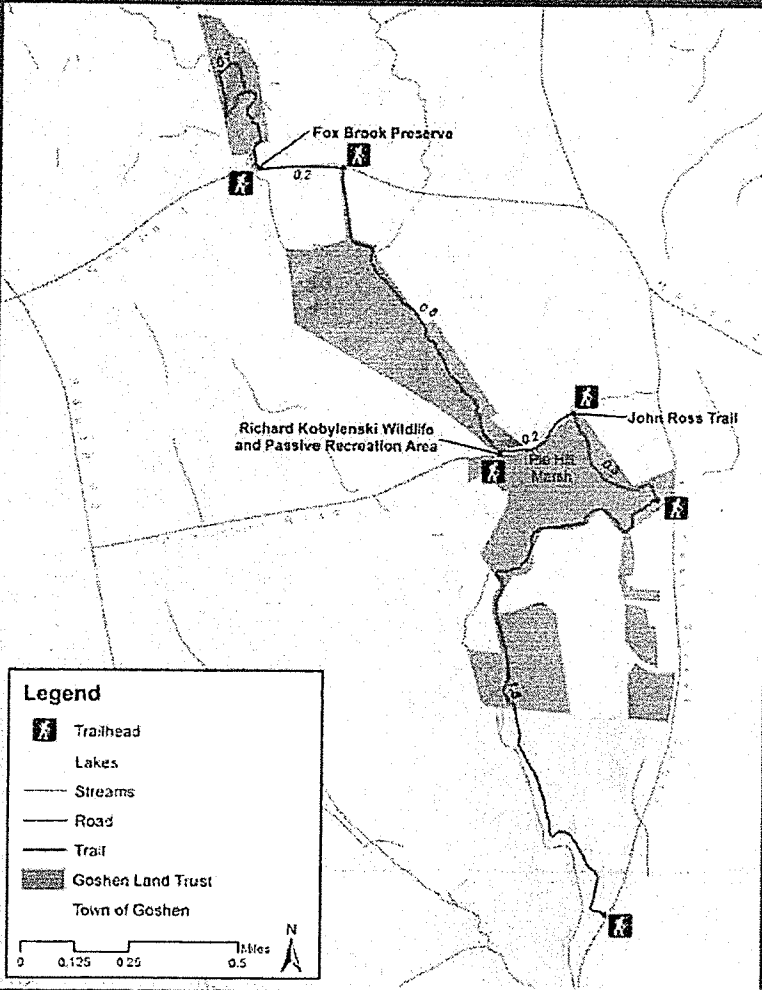


Hart Hollow/Terry Hall Trail

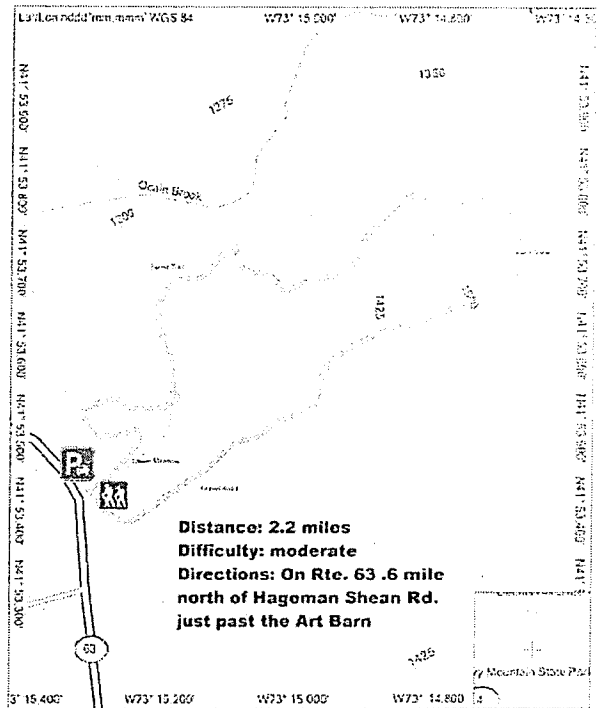




Goshen Land Trust Trail Map



The Goshen Land Trust works to preserve and protect natural and open land to improve the quality of life for current and future generations of Goshen. All trails are open from sunrise to sunset. All trails are open to the public for passive use. Please remember to carry out what you carry in.



MOUNTAIN VIEW TRAIL



Goshen Conservation Committee Trails

Town Hill Trail

