2016 TOWN OF GOSHEN PLAN OF CONSERVATION AND DEVELOPMENT

DRAFT – July 26, 2016

TABLE OF CONTENTS

1.	**Introduction**	3
2.	**The Process of Preparing the Plan**	4
3.	**Community Issues Forum**	6
4.	**2015 Goshen Open Space Plan**	9
5.	**2016 Plan of Conservation and Development Goals, Issues and Recommendations**	13
	Natural Resource Protection	13
	Housing	18
	Economic Development	21
	Historic Preservation	23
	Municipal Facilities	25
	Roads and Circulation	30
	Hazard Mitigation & Emergency Management	34
	Sustainability	36
6.	**2016 Plan Implementation**	37
7.	**Goshen Town Profile**	40
8.	**Maps**	
	Land Use – Zoning Map	46
	Water Resources	47
	Town Infrastructure	48
	Topography Map	49
	Aerial Imagery	50
	Soil Map	51
	Open Space	52
	WLSD Sewer Service Area & Proposed Wastewater Transmission Line Extension	53
	State Locational Guide Map – Goshen	54

Introduction

Over the past two years the Goshen Planning and Zoning Commission has worked diligently to gather information and involve citizens in the process of completing a "Plan of Conservation and Development" (referred to herein as the "Town Plan"). Accordingly this plan reflects community consensus of future direction. Goshen's last Town Plan was adopted in 2006; its original Town Plan was adopted in 1959.

Since the 1973 Town Plan, Goshen has taken several landmark steps in land use planning. A Planning Commission was established and Subdivision Regulations were prepared and adopted. In 1985 the Town adopted a Land Use ordinance. This was superseded with the creation of a Planning and Zoning Commission and adoption of Zoning Regulations and a Zoning Map in 1988.

The Process of Preparing the Plan

The Goshen Planning and Zoning Commission under the provision of a Town ordinance is charged with the responsibility to adopt, amend and administer the Town Zoning Regulations and Subdivision Regulations. The authority to plan and zone locally is granted to the Town by the State of Connecticut as set forth in the Connecticut General Statutes, Chapter 124 and 126.

Chapter 126 of the Connecticut General Statutes requires the Commission to prepare, adopt and amend a Town Plan of Development. In 1988 Chapter 126 was amended to require each town to update its Town Plan at least every ten years.

Chapter 126 also defines the requirement and procedures for the adoption and administration of Subdivision Regulations. Subdivision Regulations govern the division of land into three or more parcels for the purpose (whether immediate or in the future) of building or development.

Chapter 124 of the General Statues set forth State requirements and guidelines for establishing zoning regulations – a set of rules guiding the type, intensity and location of land uses in a Town.

The tie between the Town Plan and the Town Zoning Regulations was strengthened in 1991 when Chapter 124 was amended to require that where a Planning and Zoning Commission proposes to adopt or amend its zoning regulations it "shall state on the record its findings on consistency of the proposed zoning regulation or boundaries or changes thereof with the Town Plan of Development."

The Goshen Plan of Conservation and Development is a comprehensive statement of the Town's future direction. It is an advisory set of land use guidelines for the Planning and Zoning Commission, Town Boards and Commissions, and other public and private groups involved in the future conservation and development of land in Goshen.

The policies contained in the 2016 Goshen Town Plan of Conservation and Development are consistent with the growth management principles contained in the "Conservation and Development Policies Plan for Connecticut, 2013-2018." These principles are as follows:

1. Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure;

2. Expand housing opportunities and design choices to accommodate a variety of household types and needs;

3. Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options;

4. Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands;

5. Protect and ensure the integrity of environmental assets critical to public health and safety; and

6. Promote integrated planning across all levels of government to address issues on a statewide, regional, and local basis.

The plan is also consistent with the "Regional Growth Policy Map" adopted by the Northwest Hills Council of Governments. The Goshen Zoning Map contained in the maps section of the Plan serves as Goshen's land use map under State Statutes.

Friends of the
Goshen Public Library

Community Issues Forum

The Commission, in preparation of the Plan solicited information from the Selectman, Conservation Commission and other Departments within Town Hall. To involve the public in the town plan process the Commission held a public planning forum in April 26, 2016, that was attended by over 110 residents. The planning consulting firm Planimetrics was hired to help facilitate this meeting. Goshen residents were asked to help identify topics and issues that they felt were most important to them and should be addressed in the plan. A Community Issues booklet dated May 3, 2016 was produced. A similar Community Issues Forum was conducted by Planimetrics in 2004 in connection with the 2006 Plan of Conservation and Development. The following information was extracted from the 2016 booklet:

The main themes discussed at April 26, 2016 forum involved:

- **Conservation Issues**
  - Natural Resources - protecting and enhancing water quality at the lakes
  - Open Space / Community Character - maintaining the overall character of Goshen as a rural community
- **Development Issues**
  - Housing Diversity - looking at ways to accommodate changing housing needs / desires as the age composition of the community changes
  - Business Development – seeking ways to improve and maintain business areas
- **Infrastructure Issues**
  - Community Facilities – maintaining and enhancing the community facilities that enhance the overall quality of life for residents

2016 Forum Comparison to 2004 Results

It is interesting to note the changes in local issues / concerns in the past decade.

In hindsight, the 2004 meeting seemed concerned with protecting Goshen from anticipated residential development (protecting natural resources, preserving open space, preserving farms, reducing residential buildout).

In contrast, due perhaps to economic changes over the past ten years, the 2016 meeting seemed to recognize that development interest had waned and perhaps Goshen could look at ways to address declining water quality in the lakes and local housing needs.

NATURAL RESOURCES

- Natural resources are why we live here
  - The resources are irreplaceable
  - We should preserve these resources
  - They are important to our character
  - Development / growth is a threat to natural resources
- Deterioration of the lakes is a concern
  - Development will affect the lakes also
  - How can we make this better?

- Some people are not treating the lake gently
    - Discharging dishwater/wastewater directly to the lakes
    - Poorly maintained septic systems
    - Fertilizer, etc.
    - "Eutrophication" is an issue
- Lakes have invasive species in them
    - Comes from the boat launch
- Road salt is getting into the lake

OPEN SPACE

- What is "open space"?
- Need a definition / categorization?
    - Dedicated / preserved (by ownership or deed) – ie, land trust, State
    - Managed (by ownership or use) – ie, water supply land
    - Sheltered (by regulation) – ie, wetlands
    - Perceived (potentially developable private land) – ie, PA-490, farm
- Do we have enough open space for wildlife?

HOUSING DIVERSITY

- We need housing in Goshen for seniors who want to stay here and for young families that want to come here
- We should try to meet these needs
- AARP reports that 80% of seniors would prefer to "age in place" in their current homes
- Maybe we could look at options for the 20% of seniors in Goshen that want to stay here but seek housing to better meet their needs
- We should also look at ways to include more young people in the community
- We need diverse ages
- We need fire volunteers, ambulance, etc.
- We need to be sure we have things here for young families

COMMUNITY FACILITIES

- We need to continue to maintain the community facilities we have in good condition
- This includes Camp Cochipianee
- It also includes facilities to attract young families
    - Playgrounds
- Goshen is going through a significant demographic shift due to the aging of "baby boomers" (people born between 1945 and 1965)
- As a result, the median age in Goshen will probably continue to rise
- What will the community need or want in the future?
- Where will the community want to be in 10 years in term of community facilities?
- We shouldn't plan based on the past, we need to anticipate the future!
- We should look at ways to expand the library

COMMUNITY CHARACTER

- Agriculture is an important activity in Goshen and part of our history
  - Contributes to the local economy
  - Can help preserve land from development
  - The community should support this
  - We should try to buy local to support local farmers
- People pretty much like the character of Goshen the way it is
- Not much interest in change
- Would like it to be stable
- People like the post office and do not want to lose it
- The post office is like our "general store"
- The Goshenette is another place that helps hold the community together
- Churches are an important part of this also
- Volunteerism is key to the community also
- People participate in local events and this aids social interaction and the feeling of community
- We need to keep this going
- Goshen feels special because it has a small town feeling
- This sense of being a small community is part of the joy of Goshen
- This sense of community helps people feel "invested" in the community and the various activities that occur here
- For some people, the simple act of driving into the community reduces stress
- Maybe our "brand" should be "The Land Of Milk, Honey and Ahhhhhh!"
- Many people like to live in Goshen because it reinforces a sense of "rugged Individualism"
- Low taxes are an attraction also!
- Volunteer contributions / Groups all help support the quality of life
- This sense of community also attracts people to Goshen
- Historic resources also contribute to the community
- Goshen has a great historical society
- We have a sense of history here

2015 Goshen Open Space Plan

In 2015 the Goshen Conservation Commission updated their 2001 Open Space Plan. The complete plan can be viewed online at the Town's website. At the August 25, 2015, Planning & Zoning Commission Meeting the Conservation Commission presented its updated Plan to the Commission. The Planning & Zoning Commission unanimously voted to accept the Plan for inclusion in the updated Plan of Conservation and Development. The link to the 2015 Goshen Open Space Plan:

http://www.goshenct.gov/sites/goshenct/files/file/file/final_osp_2-24-16.pdf

The major goal of this Open Space Plan (OSP) is to maintain and foster the rural character of Goshen. Open space is a critical element of that character. Past open space plan recommendations have been enacted through town ordinances and land use regulations and have resulted in an increase of open space. For example, the 1984 OSP proposed amending subdivision regulations to allow for open space. This document proposes additional actions for possible implementation by town bodies. It also stresses the importance of supporting the Goshen Land Trust, as well as providing conservation options for private landowners who wish to keep their land open and free from development. The northeast section of Goshen west of Rt. 272 is mostly comprised of large parcels of undeveloped land that abut each other. Some of this land is also adjacent to undeveloped land in Norfolk and Torrington. Together this is a massive, largely forested, wilderness area. The goal should be to have all of these large parcels permanently preserved as open space. Presently, in NE Goshen, only the State's Wildlife Management areas, CT Audubon land, the town property on East St. North, the Anstett Farm, Ivy Mountain State Park, and John Minetto State Park are permanently protected. A long term goal should be to connect Goshen's open spaces. All types should be considered - state, land trust, and town, including subdivision open spaces. It could also include green spaces in adjoining communities. This will prevent open space fragmentation and will provide additional opportunities for a more extensive hiking system. In addition, it could result in greater access to scenic views and historic sites. Our goal is for Goshen to have 21% of its land permanently protected open space. This reflects the State of Connecticut's goal. An additional goal is to preserve and protect environmental resources, such as wetlands, streams, and wildlife habitat. Furthermore, efforts should be made to increase public awareness of our open space and its environmental, recreational, economic, and scenic preservation value.

Open Space Prioritization per the 2015 Open Space Plan
The following list is not meant to be all inclusive nor is the numbering meant to be in order of priority:

1. Land abutting protected land
2. Land abutting water company land
3. Land along stream corridors
4. Watershed land
5. Wetlands
6. Land with historic importance
7. Land with scenic vistas
8. Land that is part of a large un-fragmented block of land
9. Land abutting existing town land
10. Land for recreational use

2015 Conservation Commission Open Space Plan Action Proposals

The Conservation Commission has reviewed the resources in Goshen and is proud of the many accomplishments since the last report. Looking forward into the 21st century, we feel that diligence in establishing, maintaining, and preserving open space, clean water, and natural resources for generations to come is still a major priority. The following are recommendations for the Town to accomplish this and move forward:

1. Funding the Agricultural Land Preservation Fund (Title 45): The Goshen Agriculture Council, as well as the Conservation Commission, recommends that this ordinance be funded. These funds are to be used for the acquisition, either directly or jointly with the state, of farmland development rights that have been voluntarily offered for sale to the Town. We believe this is an opportunity to leverage taxpayers' money to preserve Goshen's rural character.
2. Connecticut Farmland Preservation Program: Under this program, the State preserves farmland by acquiring its development rights. Agricultural landowners should be made aware of this program.
3. Connecticut Farmland Restoration Program: This state program provides grants to farmers to clear woodlands and overgrown fields to reactivate farming production. Goshen agricultural landowners should be made aware of this program.
4. Open Space Use Policy: The Town of Goshen should establish and adopt a policy for the use of open space acreage owned by the Town. Priority should be given to recreational uses that are safe and preserve the natural environment. The use of motorized vehicles should be restricted to the places where erosion and noise pollution would be minimal. Traditional outdoor activities such as hiking, birdwatching, horseback riding, hunting, and fishing should be accommodated where possible. Hunting by town residents would be allowed by permit only, subject to policy set by the Board of Selectmen, and in conformity with legal seasons and state hunting laws. The Conservation Commission should develop plans for conservation and enhancement of town-owned open space lands where individual tracts exceed ten acres in size. This work can be facilitated by utilizing resources available to the Town through the DEEP, such as regional biologists and foresters.
5. Trail Network: Continue to establish and maintain hiking trails and access. Future cooperative efforts should be made with other organizations (state and private) to connect and expand open space in Goshen and create a network of trails between open spaces. The Conservation Commission will continue to encourage and expand the safe use of open space within the Town through mapmaking, creation of signage, construction of trails and bridges, and regular maintenance programs.
6. Protect Wetlands: The Conservation Commission supports and encourages Zoning and Health Department efforts to control building and land use near wetlands in Goshen. Responsible use of pesticides and fertilizers, especially near our lakes and streams, should be encouraged through education regarding the effects of these chemicals on water, plants, and animals. Furthermore, the education regarding proper building, repair, and maintenance of septic systems within the Town should be a high priority in order to make citizens aware of the possibility of groundwater contamination when systems are not maintained properly. Efforts to limit, prevent, and stop runoff into wetlands should be given high priority. Literature and other resources which will highlight the importance of protecting our wetlands and how townspeople can do so should be made available via the Town Clerk's Office.
7. Invasive Species: The Conservation Commission recognizes the important work being accomplished by the Connecticut DEEP and the Connecticut Invasive Plant Working Group in regard to all invasive plant and animal species, and their impact on the environment. All responsible town commissions should adopt the findings and technical information regarding invasive species, their control and management as promulgated by the DEEP and its working groups. This information should be shared with other town agencies, boards, and citizens where it is found to be practical and useful.

8. PA 490 Open Space Eligibility Recommendations:

CT Public Act 490 allows farmland, forestland, and other open space land to be assessed at its use value rather than its fair market value. It is meant to discourage owners from selling their land because of high taxes. Farmland and forestland are largely governed by state statutes. The qualification criterion for all remaining open space is established by each municipality.

In Goshen, the Assessor currently uses the following as a guideline to determine open space eligibility: "...that portion of any lot or parcel of land in the Town of Goshen which is greater than the Goshen Zoning Regulation requirement for minimum lot size for the Zoning District in which the lot is located and is undeveloped land." (The term "undeveloped land" shall mean land without buildings or any other man-made structures, excluding dams, cemeteries and mining activities.)

The Conservation Commission believes that eligibility requirements should more closely reflect building lot sizes, and they recommend the following addition to the guideline:

> "The excess land must also meet or exceed the applicable minimum zoned lot size. For example, in an area with 5-acre zoning, a 10-acre parcel would have 5 acres eligible for a PA-490 tax reduction. A 9-acre parcel would have no eligible land."

Goshen Agriculture Council

The Goshen Agriculture Council was established in 2011 to preserve, protect, and promote the abundant and varied agriculture which is woven throughout the fields and pastures of this beautiful and historic town.

Goshen Land Trust:
The Goshen Land Trust seeks to preserve, in perpetuity, land in the Town of Goshen for the purposes of habitat preservation and enhancement, water quality protection, agricultural production, passive recreation, and scenic and historical preservation. To these ends, the Land Trust seeks, through outright gift, conservation easement, or possibly purchase, to preserve the following lands:

1) habitat of threatened or endangered species
2) river corridors
3) large tracts of undeveloped land
4) corridors connecting preserved land
5) scenic and historic sites
6) prime agricultural land
7) other significant open space areas including wetlands and forested areas

In addition, the Land Trust accepts donations of property which can be sold to fund acquisition of priority lands.

2016 Goshen Plan of Conservation and Development Goals, Issues, and Recommendations

The following sets forth the major goals, issues, and recommendations for each of the various sections of the 2016 Goshen Plan of Conservation and Development.

1. NATURAL RESOURCE PROTECTION

GOAL: *BALANCE THE NEED TO PROTECT DRINKING WATER SUPPLIES, NATURAL RESOURCES, AND THE OBJECTIVE OF MAINTAINING THE TOWN'S RURAL APPEARANCE WITH THE NEED TO PROVIDE LOCAL POLICIES AND REGULATIONS WHICH WILL PROTECT THE GENERAL PUBLIC AND PERMIT LOCAL BUSINESSES TO OPERATE IN A RESPONSIBLE MANNER.*

ISSUES:

1. *Protect Both Surface Water and Groundwater Supplies*
Goshen's residents agree that a basic goal of the Town Plan must be to ensure that the Town's land use policies are formulated and enforced to protect the Town's valuable natural resources, especially the groundwater supply resources which provide drinking water to Goshen. Equally important is the Town's responsibility to protect from pollution the water resources in the several watersheds in Goshen which provide drinking water to other communities – Torrington, Waterbury, and Litchfield.

The Tyler Lake Weed Committee expressed the following: "Our natural resources have been loudly proclaimed by our citizens as one of our most important assets. Leading that list is our lakes. Therefore, it is imperative that we work collectively within the Town to preserve and enhance the quality of our lakes. This must be done by controlling the attacks from weeds and nutrients that adversely affect our lakes. This also includes, but is not limited to, educating our residents and lake visitors as to controllable factors that add to deterioration. There may be a need for Town Ordinances to ensure that septic systems are not leaching into the lake. We must address stormwater runoffs, chemicals used on lawns, and any discharge into the lake that adversely effects our lakes. Constant monitoring will be critical in assessing the lake's needs in the future. We are also encouraging Region 6 to include fresh water protection in its curriculum and Earth Day discussions for all students."

2. *Sewer Avoidance and Woodridge Lake Sewer District*

The Woodridge Lake Sewer District (WLSD) is an existing, private residential development around 385-acre Woodridge Lake in the Town of Goshen, Connecticut. WLSD acts as an independent municipal tax district comprised of 691 residential dwellings. WLSD's wastewater infrastructure was constructed in 1972 and includes a collection system of 16.2 miles of gravity sewer and 1.9 miles of force main piping. WLSD utilizes groundwater disposal for treated effluent, which is regulated by DEEP through a 1977 DEEP Discharge Permit and a 1989 Consent Order (CO). The WLSD plant discharges effluent to the groundwater disposal system, which consists of approximately 90 beds over roughly 90 acres.

The CO requires WLSD to address its sanitary sewer collection and wastewater treatment/disposal needs. The majority of the concerns related to health and sanitation center on the WLSD effluent disposal system. Although the permitted capacity of the disposal system is 100,000 gallons per day, soil permeability and seasonal limitations impact the actual performance of the system. The requirements of the 1989 CO are centered on the surrounding Class GAA groundwater supply and separation to groundwater and travel time, all of which relate to protection of public health and the environment. Based on the testing and the State's wastewater/effluent disposal guidelines, addressing these concerns with an onsite re-use quality treatment system and an enhanced disposal system on the existing site proved to be too costly, with no clear path to regulatory/permitting approval.

As an alternative to onsite wastewater disposal, the option of connecting to nearby communities with treatment at their respective water pollution control facilities (WPCF) was evaluated. A wastewater conveyance and transmission system from WLSD's existing WPCF to the City of Torrington's existing sanitary sewer collection system was determined to have the lowest capital cost, as well as the lowest annual operations and maintenance costs. The proposed force main involves a route along Brush Hill Road, Old Middle Street, Pie Hill Road, East Street South, and Goshen Road, with interconnection to the Torrington sewer system at Lovers Lane. It will be constructed in existing roadway rights of-way. WLSD and the City of Torrington are in the process of developing an inter-municipal agreement where WLSD will discharge wastewater to the City of Torrington's municipal wastewater system for conveyance to its WPCF, where it will be treated.

The proposed Regional Sewer Connection Project is consistent with the Plans of Conservation and Development within both the Town of Goshen and the City of Torrington. There are no changes to either sewer service area. The proposed wastewater transmission main will traverse areas outside the sewer service areas but

no connections will be allowed. In December 2015, WLSD met with the City of Torrington Planning & Zoning Commission to present the proposed Project. The City of Torrington Planning & Zoning Commission issued a positive 8-24 Referral supporting the concept. WLSD then met with the Town of Goshen and its Planning & Zoning Commission in January 2016, and the Project obtained a similar positive 8-24 Referral.

The proposed Regional Sewer Connection Project is also consistent with the State's preference to regionalize wastewater infrastructure, when feasible. Based on the limitations of WLSD's existing effluent disposal system and constraints related to the GAA groundwater designation in the vicinity of the WLSD system, a regional alternative became the only feasible solution. Maintaining sewer avoidance areas in the portions of Goshen and Torrington that are outside the sewer service areas is also consistent with the State's overall Plan of Conservation and Development program.

Town residents and officials have consistently supported "sewer avoidance" policies. These are policies aimed at avoiding the need for additional development served by a sewage treatment plant and sewer lines. Except for the Woodridge Lake Sewer District area, Goshen is served by onsite septic disposal systems.

Sewer avoidance policies are consistent with the goal of maintaining the Town's rural density of population and avoiding water pollution. Accordingly, the Town's land use and Inland Wetland Regulations, the policies of the Water Pollution Control Authority, and the requirements of the Torrington Area Health District have been formulated and enforced to ensure septic system performance and to avoid the need for sewers.

Although Goshen residents do not want to compromise environmental protection or extend additional public sewers into Goshen, many expressed concern that there needs to be an opportunity for smaller and more readily affordable lots. There is a need to strike a balance between these important goals.

3. *Coordinate Open Space Planning and Private Open Space Action*
Goshen residents see the Town's future landscape retaining its pattern of open spaces, with rural views and vistas that make it a visual pleasure.

To achieve this vision, Town open space planning efforts should continue building upon the 2015 Goshen Open Space Plan. Goshen can continue its success in its open space preservation by coordinating public planning and private land saving work with the Goshen Land Trust and others. An Open Space subcommittee needs to be formed to prioritize open space to be preserved in Town and pursue funding of the purchase of these priority open space areas either outright or through purchase of the development rights. Protection and preservation of agriculture lands are key to preserving the rural character of Goshen.

RECOMMENDATIONS:

1. *Sewer Avoidance*
Carry out the Sewer Avoidance Policies set forth in the 2016 Goshen Water Pollution Control Authority (WPCA) Plan. An important recommendation in this plan is to educate citizens concerning proper septic operation and maintenance. Other key recommendations include:

a. Declare the entire Town (outside of the Woodridge Lake Sewer District) to be a "Sewer Avoidance" Area.
b. Remain a member of the Torrington Area Health District (TAHD).
c. Ensure the Water Pollution Control Authority remains active in monitoring sewage-related aspects of land use in Goshen by:
   - cooperating with the TAHD to update the Town's septic rules where necessary;
   - cooperating with the Woodridge Lake Sewer District to support safe operation of the District sewer system;
   - maintaining a long-range program for the disposal of septage (residue pumped from septic tanks).

2. *Torrington Area Health District Requirements*
Continue support of special TAHD requirements designed to protect local public health in Goshen, including the requirements for engineer-designed septic systems and limits on the installation of systems in shallow to bedrock soils.

3. *Recommendations for low water yield areas*
There are pockets of land in Goshen with a very limited capacity to yield adequate water supply for single family residential homes. One such area is the northwest section of the Woodridge Lake Subdivision. To identify and properly plan for development within these areas it is recommended that:
   - The Conservation Commission in cooperation with local well drillers and others prepare a map generally identifying such low water yield areas.
   - The Zoning Regulations be revised to permit the Planning and Zoning Commission to require that, prior to issuance of a Zoning Permit for any lot located in proximity to a low water yield area, the applicant must first drill a well in accordance with Torrington Area Health District regulations.

4. *Minimum Lot Size and "Affordable" Housing*
Where the Planning and Zoning Commission considers exceptions to the minimum lot size requirements for the purpose of providing smaller, "affordable" housing lots, it shall maintain the requirements that each lot contain a minimum contiguous area within which there is no inland wetland soil. (See *Housing* section for discussion of "affordable" housing).

5. *Monitor Water Quality in Lakes and Ponds*
Programs to protect the water quality in the Town's major water bodies should be based upon ongoing monitoring of water quality. The Town's lakes and ponds are subject to deterioration due to increased algae growth (eutrophication) and pollution.

A basic inexpensive lake water monitoring and testing system should be established with water samples to be collected by volunteers during the spring, summer, and fall months under the aegis of the Conservation Commission and Goshen Lake Weed Management Committee. The cost of laboratory analysis should be borne by the Town.

The monitoring program should be designed with information from the monitoring work done at Woodridge Lake by the WLPOA, Goshen Lake Weed Management Committee, Tyler Lake Weed Management Committee and the Torrington Area Health District.

6. *Major Water Bodies – Land Use and Water Conditions*
The historic dense development pattern around Tyler Lake and in its watershed is contributing to an acceleration of algae growth in the lake, according to the Tyler Lake Clean Lake Study. Similar conditions exist in the watersheds of Dog Pond, West Side Pond, and other water bodies. Declining lake water clarity due to algae growth is not a water pollution problem, but it can diminish the recreational value of the Town's water bodies. The current low-density zoning should remain in effect for the lake areas and their watersheds areas to protect water quality.

7. The Selectmen and Board of Finance should set up a line item in the Town's Budget and fund it annually for the purchase of open space land.

8. *Recommendations for the Lake Districts:*
   - Strict enforcement of septic design and installation requirements;
   - Adequate setbacks between the lake, septic systems, and buildings;
   - Require construction plans for stormwater run-off facilities, and encourage land treatment of stormwater and groundwater infiltration of runoff;
   - Require a vegetative buffer along lake and stream shorelines;
   - Establish a maximum percentage of impervious surface on a lot;
   - Establish a minimum percentage for open space on a lot;
   - The Conservation Commission, along with the newly-formed Goshen Weed Management Committee and groups such as the Tyler Lake Weed Management Committee and Woodridge Lake Property Owner's Association, should provide educational information to homeowners in Lake Districts explaining that the following recommendations are essential steps residents can take to protect the lake:
     - ✓ Avoid the use of garbage disposals in septic systems and septic system additives;
     - ✓ Refrain from discharging water softener backwash to septic fields;
     - ✓ Pump septic tanks regularly.

9. *Protect Water Quality from Hazardous Material Pollution.*
It is recognized that proper regulation of the use, storage, and disposal of hazardous materials is critical to the goal of protecting water resources and drinking water supplies in Goshen.

10. Zoning Regulations for businesses and education of residents are key components in protecting water quality. The Conservation Commission should provide the educational component. Input from Connecticut DEEP and other agencies should be sought in providing education to Town residents. The Region 6 Board of Education is encouraged to add protection of lake and water quality to their curriculum.

11. The Northwest Hills Council of Governments coordinates two household hazardous waste collection days per year for participating towns. A lot of household items (stains, nail polish remover, brake fluid, etc.) need special disposal. If disposed of improperly, they can damage the environment and put homeowners and neighbors' health at risk. The Town needs to continue to promote this program on the Town's website and in Town newsletters. In order to promote greater recycling, the Recycling Coordinator should work closely with the Recycling Contractor to further promote recycling to help preserve the environment.

2. HOUSING

GOAL: *TO PROVIDE A VARIETY OF HOUSING TYPES AND OPPORTUNITIES WHICH WILL MAINTAIN GOSHEN'S DIVERSE POPULATION WHILE RETAINING THE RURAL CHARACTER OF THE COMMUNITY AND PRESERVING ITS ENVIRONMENTALLY SENSITIVE AREAS.*

ISSUES:

1. *Changing Age Demographics*

Goshen is an aging community. Projected changes in population from 2015-2025 show that the Town population of 5-19 year olds is expected to decrease by 28%, while the Town population that is 65 and older is expected to increase 52%. Goshen will need to plan for this aging population as its residents overwhelmingly want to stay in their homes as they grow older, retaining choice and independence.

The Connecticut Legislative Commission on Aging is a nonpartisan Public Policy and Research Office of the Connecticut General Assembly that provides guidance to municipal leaders on shaping livable communities and promoting aging in place. Goshen's leaders are urged to explore these strategies to enhance community livability. Livable communities do not only foster independence and allow individuals to age in place; they also promote health and well-being, create economic value, and drive environmental sustainability. More information is available at: www.livablect.org

Some of the Connecticut Legislative Commission on Aging recommendations to promote safe, intergenerational communities by maximizing opportunities for Smart Growth include:

- Mixing land uses;
- Taking advantage of compact building design;
- Creating a range of housing and choices;
- Creating walkable neighborhoods;
- Fostering distinctive, attractive communities with a strong sense of place;
- Preserving critical environmental areas;
- Strengthening and directing development towards existing communities;
- Providing a variety of transportation choices;
- Making development decisions predictable, fair, and cost effective;
- Encouraging stakeholder collaboration in development decisions;
- Creating diverse, accessible, and affordable housing and transportation choices by promoting housing arrangements to support residents across the lifespan, including accessory dwelling units and shared housing;
- Reducing minimum lot sizes to allow for higher-density development;
- Encouraging universal design features in new construction;
- Adopting policies that support complete streets, transit-oriented development, and robust fixed-route and demand-responsive transportation systems; and
- Conducting health, environmental, and economic impact assessments to ensure that land use planning projects and policies take into consideration the potential implications of community design on all residents.

2. *Exemption from the State's "Affordable" Housing Law*

Section 8-30g of the Connecticut General Statutes allows a special affordable housing appeals procedure for Towns that do not have a minimum of 10% of their total housing units meeting the definition of "affordable". To meet the 10% threshold goal, Goshen

must have 164 "affordable" housing units (10% of Goshen's 1,664 housing units as reported in the 2010 U.S. Census). Another term for affordable housing that people can identify with is "workforce" housing. This is housing that our teachers, nurses, policemen, and firemen can afford.

"Affordable" housing according to the State law is:

a. Housing receiving financial assistance under any governmental program for low or moderate income housing, or

b. Housing with an annual rent or mortgage payment (and other associated housing payments) which equals 30% or less of the family annual income and such income is less than or equal to 80% of the median family income for the municipality. Also, the housing unit must meet this rental or mortgage formula for a minimum of 40 years.

The cost of housing in Goshen is well in excess of the "affordable" range. The median home value in Goshen is now $371,300, an increase of 72% since 2000. Although there are numerous apartments with a low rent in Goshen, these units do not qualify as "affordable" because the low rent is not guaranteed over a long period. To exempt Goshen from the affordable housing appeals procedure, the Town must develop and implement appropriate housing and land use policies and regulations.

3. *Preserve Residential Values and Provide More Housing Alternatives*
Goshen citizens wish to preserve the value of their homes and residential neighborhoods. At the same time they recognize that unless a local housing actions program is established, many local young couples in the local work force and elderly persons will not be able to afford the high cost of housing in Goshen. Housing for seniors who wish to downsize and remain living in Goshen is a particular need identified in the 2016 Community Issues Forum.

4. *Lake and Pond Seasonal Housing – Environmental Impact*
A total of 24% of Goshen's housing units are occupied for recreational or seasonal use according to the 2010 U.S. Census. These are primarily dwellings on Dog Pond, Tyler Lake, West Side Pond, and Woodridge Lake. With the exception of Woodridge Lake, many of these dwellings were constructed for summer use only. Since the 1980's, with the dramatic increase in housing cost and the increasing value of water-based property, many of these seasonal dwellings have been converted for year-round use. In some locations these dwellings are on small lots, in proximity to other seasonal or year-round dwellings, and in areas with poor soils for septic disposal. These conditions raise concerns that conversions for year-round use will increase the risk of possible adverse impact upon lake and pond water quality, primarily as a result of increased concentrations of stormwater runoff, and secondarily from increased use of septic systems.

RECOMMENDATIONS:

1. *Affordable Housing Policy*
The Planning & Zoning Commission should work with the Goshen Housing Trust, Inc. and others on formulating policies on "affordable" or "workforce" housing and identify strategies and programs that enhance housing possibilities for families of modest income and for the elderly. The Goshen Housing Trust, Inc. was formed in early 2011 by a group of private citizens of the Town of Goshen, Connecticut who were concerned about the relatively high cost of home ownership in the Town and the resulting inability of many individuals and families who are important to the strength of the community to afford to live here. Home ownership

brings with it many of the characteristics in the owners that are important to our community. As the average price of a home in our town has grown to over $350,000 today, many who are important to the community – especially among the young and the old – are unable to afford to own a home here. Over time, the result can be a population unable to support the range of talents, services, and economic activity that are important to our community. The mission of Goshen Housing Trust, Inc. is to provide home ownership opportunities to individuals and/or families of modest means who are connected to our Town. Their goal is to help those who work in or serve our community to be able to live here, to help those who grow up here to be able to afford to stay here, and for those who have outgrown their home to avoid moving elsewhere to find affordable housing.

2. *Encourage Accessory Apartments as "Affordable Housing"*
The Planning and Zoning Commission should encourage construction of accessory apartments permitted under the Zoning Regulations and should consider establishing incentives for construction of "affordable" accessory apartments as part of the construction of new single family residences that are either attached or in new accessory buildings.

3. *"Affordable" Housing Regulations*
The Planning and Zoning Commission should evaluate regulatory options for permitting construction of "affordable" or "workforce" housing in appropriate locations and to address the special needs of young families and the elderly for "affordable" housing.

The HOMEConnecticut program, officially known as the Connecticut Housing Program for Economic Growth, should be considered as a way to provide affordable housing in Goshen. It is a voluntary, incentive-based land use program created by the General Assembly in 2007 and begun in 2008. The program, administered by the State's Department of Housing, provides towns with incentives if they choose to create an Incentive Housing Zone in a smart growth location in their community. An Incentive Housing Zone (IHZ) is an area which has a zoning overlay that allows developers to increase housing density in exchange for creating mixed-income housing. The program provides municipalities with complete control over the location, amount, type, and design of the homes created, while also offering a tool that allows all residents of a town to have input into housing decisions: where it should be built, what it should look like, or whether it should be created at all.

4. *Qualify Existing Apartments as "Affordable" Under State Law*
Goshen has numerous existing housing rental units (apartments) that may meet the "affordable" rental criteria set forth in the Connecticut General Statutes. The Town should identify such units and obtain credit for these affordable units both by supporting an amendment to the Connecticut General Statutes and by establishing incentives that will encourage owners of such "affordable" housing units to establish a 40-year restrictive covenant to maintain the rental at the "affordable" level. A restrictive covenant would require future owners to continue the affordable rental criteria during the 40-year period.

5. *Permit Creation of "Affordable" Lots*
The Planning and Zoning Commission should consider inclusionary regulations that would permit a property owner to split off no more than one lot of less than the minimum required lot size where the lot is to be committed for an "affordable" house.

3. ECONOMIC DEVELOPMENT

GOAL: *TO PROVIDE FOR BUSINESSES SERVING LOCAL AND REGIONAL NEEDS, BOTH EXISTING AND FUTURE, IN A MANNER THAT PROTECTS PROPERTY VALUES AND IS COMPATIBLE IN SIZE, SCALE, AND APPEARANCE WITH THE TOWN'S RURAL CHARACTER. WE MUST MAINTAIN RURAL CHARACTER WHILE ALSO SUPPORTING ECONOMIC GROWTH AND OPPORTUNITY.*

ISSUES:

1. *Support the rural landscape.*
   Create an economic climate that enhances the viability of our working land and conserves natural land.

2. *Help existing places thrive.*
   Take care of assets and investments such as our Village Center, existing infrastructure, and places that the community values.

3. *Create great new places.*
   Build a vibrant, enduring community that supports the needs of both the aging and young people alike.

4. *Support Home-Based Businesses and Small Business Opportunities.*
   Goshen is a rural town with an unusual number of local home-based and small businesses. As of November 2015, property records show 112 businesses in Goshen and according to data from the American Community Survey (2014), 18.3% of Goshen's workers are self-employed; this is higher than the 10% of workers who are self-employed statewide and nationwide.

   These businesses provide important services and employment opportunities. They also provide a pool of local volunteers for firefighting services and other organizations that rely on volunteers who are available for daytime service. Land use policies must continue to permit local businesses to start up and be sustained.

RECOMMENDATIONS:
The following general guidelines are recommended for use by the Planning and Zoning Commission to develop business-related revisions to the Zoning Regulations and Zoning Map.

1. *Promote Agriculture & Tourism*
   Agriculture and tourism are keys to Goshen's economy that should be promoted and supported. Activities such as the Annual Goshen Open Farm Tour and the Goshen Farm Market promote Goshen's farms and educate citizens on healthy eating. The Goshen Agricultural Society – Goshen Fairgrounds and Action Wildlife Foundation along with Town lakes and recreation areas bring tourists to Goshen. Agri-tourism farms such as Miranda Vineyard, Sunset Meadow Vineyard, Old Barn Farm, and Thorncrest Farm & Milk House Chocolates should be encouraged as they bring visitors to Goshen, preserve open space, and help promote healthy living. The Planning & Zoning Commission should provide proactive support for farm viability and be supportive of farmland protection. The Board of Selectmen should continue to allow the Agricultural Commission to provide farmer input into Town Policies that impact local agriculture.

2. *Home-Based Business Uses*
Business uses located entirely within principal residential buildings that do not change the character of the building or neighborhood and do not generate large volumes of traffic are permitted and should continue to be permitted in residential zones. More intense home occupations will continue to require Special Permit review and approval.

3. *Center Business Zone*
The purpose of the Center Business Zone is to provide a central, safe, and convenient location for local business and service needs in a manner that is compatible in size, scale, and appearance with the Town Center area of Goshen. Creating a more pedestrian-friendly Town Center area should be a goal for the Town.

The Planning and Zoning Commission should encourage mixed use opportunities for businesses appropriate for a village center area. The Commission should examine the current boundaries of the Center Business Zone to determine if they should be expanded further in the Town Rotary area and North towards Town Hall on North Street.

4. *Encourage the Current Goshen Business Group to Remain Active.*
Goshen's business community is encouraged to work together to promote the business community and provide advice to the Planning & Zoning Commission and Board of Selectmen.

4. HISTORIC PRESERVATION

GOAL: *TO PREVENT THE UNCONTROLLED LOSS OR DESTRUCTION OF PROPERTIES, AREAS, OR STRUCTURES THAT ARE OF SIGNIFICANT ARCHEOLOGICAL, CULTURAL, OR HISTORICAL VALUE TO THE COMMUNITY.*

ISSUES:

1. *Historic Preservation through Private Action and Education.*
Goshen's residents are proud of the Town's colonial heritage and its many well-preserved historic buildings, structures, and places. There is a strong consensus that the Town's historic features should be preserved and that all townspeople, especially schoolchildren, should learn more about Goshen's local history.

Of special importance are the concentration of historic dwellings and buildings in the Town Center and West Goshen. These places were added to the "National Register of Historic Places" by the National Park Service – Goshen Center in 1982, and West Goshen (also known as "Canada Village") in 1987. National designation is primarily an honorary classification, although it may provide protection of an historic building under a federally funded construction project. The remains of the former church foundation on North Goshen Road, on Torrington Water Company land, remains a significant landmark.

While there is a strong feeling that historic buildings should be preserved, citizens attending previous Town Plan forums preferred educational and voluntary efforts to encourage historic preservation, rather than a regulatory method. However, there was no opposition to assessment of other options for accomplishing historic preservation, in addition to voluntary means.

RECOMMENDATIONS:

1. *Demolition Delay Ordinance*
   The Town should consider adopting a demolition delay ordinance which, if approved in accord with Section 29-406b of the Connecticut General Statutes, would permit delaying the approval of a permit to demolish an historic structure by up to 90 days. This would provide a warning period and opportunity for others to purchase and protect the structure.

2. *Tax Incentives to Encourage Historic Preservation*
   Town property owners are encouraged to explore Federal and State Historic tax credits for maintaining or improving the historic quality of structures. The Goshen Historical Society could help educate property owners as to the tax credits that may be available.

3. *Encourage Private Historic Preservation Action*
   Encourage private historic preservation action by property owners, including placement of a "Façade Easement" on a historic structure or a "Construction Easement" on an important historic place or space.

4. Consider amendments to the Zoning and Subdivision Regulations to ensure reasonable consideration of historic structures, places, etc. by requiring identification of significant historic features on site plans and subdivision plans.

5. *State Scenic Road Designation*
   Consider requesting State Scenic Road designation for Route 63 in Goshen Center as a means of preserving the rotary and the historic character of the Town Center.

6. *Historic Burial Grounds*
   Consider provisions of Section 19a-315c of the State Statutes and PA 89-109, which relate to the use and maintenance of ancient burial places and the protection of grave markers.

5. MUNICIPAL FACILITIES

ISSUES:

1. It appears there is considerable satisfaction with the current town facilities and services; however, the Town needs to continually monitor, project, and plan for proper provision of municipal services.
2. Local government in Goshen is heavily dependent upon volunteer citizens – one of every 15 adults in Goshen is active on one (and often more than one) town board, commission, or other office. Accordingly, any decision to change or improve a municipal service or facility will involve considerable public discussion prior to a formal proposal.

MUNICIPAL FACILITIES – BACKGROUND ASSESSMENT

The Town's major municipal facilities are generally adequate at present. As the Town population increases and ages, the space needs for town services at the Town Hall, Library, Center School, and for police protection will also increase. The Town should encourage diverse use of public spaces and buildings to maximize investment and community building. Joint use agreements should be explored. The following is an overview assessment of Goshen's major municipal facilities with suggestions for study needs.

Town Hall Complex:

Provides Town offices, conference room (50 people) and a room for the Public Library. This space was renovated in 1992 and is in excellent condition. However, there is no room for expansion under the current office/conference room/library configuration. Handicap access for the Recreation Department and Assessor's offices on the 2nd floor is lacking.

Public Library:

Shares space in the Town Hall building. In 2005 additional space was added by incorporating hallway space into the library. No additional room for expansion within Town Hall is available for Library expansion. Options for providing for the future Town Hall and library needs should be considered both together and separately. Additional community meeting room space has been identified as a need. This could be space added to the library or in another building that could be used as a Senior Citizen Center and space for other community groups to use. It has been suggested to have the Friends of the Library research this need and seek input from other Community Organizations. A variety of the Town's Non-profit and Community Groups should explore sharing a building that could offer office and meeting space for community groups and organizations. Camp Cochipianee may be a place to site such a shared space building.

Goshen Center School:

Connected to the Town Hall. A part of Region 6, this facility serves K-6 grades (grades 7-12 are provided in the Wamogo Regional High School). The school was renovated in 1999. Town meetings are often held in the school cafeteria.

Public Works Garage:
Provides space for storage and maintenance of town road equipment and materials. Room for expansion is available.

Fire and Ambulance Station:
The Goshen Fire Company building on Sharon Turnpike houses the fire, emergency, and ambulance vehicles and equipment. The property has area available for additional expansion if necessary. The parking lot and driveways have been recently repaved.

Police:
Police protection is provided by State Police from the Canaan Barracks.

Recreational Facilities:

- Camp Cochipianee is a 57-acre facility on Dog Pond which has a running/walking track, ball fields, bocce court, horseshoe pit, picnic areas, trails, and small waterfront. It also has the Kobylenski Lodge building that can be rented for events like family reunions, birthdays, anniversaries etc. Rentals arrangements must be made through the Recreation Coordinator's Office. In 2005 the swimming area was dredged.

- Goshen Center School recreation facilities – two public all-purpose courts, playgrounds, soccer field & outdoor skating rink.

- Others: The Old Town Hall was sold to the Goshen Players in 2005. The Town owns 73 acres off East Street South that was purchased as a potential local drinking water

supply. It includes a strip of land from East Street South to the Brook for fishing and hiking.

RECOMMENDATIONS:

1. *Capital Improvement Planning*
   For the benefit of both business and homeowners, the Town needs a long-term picture of the expected costs and revenues needed for Town capital improvements. For this purpose it is recommended that the Board of Selectmen form a Capital Improvement Planning Committee with representation from local Boards and Commissions involved in local capital improvement decisions. Key groups to be represented include the Board of Finance, Board of Education, Recreation Commission, Library Board of Directors, Board of Fire Commissioners, and the Planning and Zoning Commission. This Committee would be responsible for recommending and updating a priority and long-term schedule for financing capital improvement needs in the community.

6. ROADS AND CIRCULATION

GOALS: *TO IMPROVE AND MAINTAIN GOSHEN'S ROAD SYSTEM ACCORDING TO A LONG-TERM, COMPREHENSIVE ROAD IMPROVEMENT PROGRAM DESIGNED TO MAINTAIN ROAD SAFETY, DURABILITY, AND COST-EFFECTIVENESS.*

TO PRESERVE THE "COUNTRY" APPEARANCE OF GOSHEN ROADS.

TO THE EXTENT POSSIBLE, UTILIZE ROADS AND ROAD RIGHTS–OF-WAY FOR RECREATION ACTIVITIES SUCH AS WALKING TRAILS, BIKING, ETC.

ISSUES:

1. *Country Roads*
   The Town's center rotary and rustic rural roads are important elements of Goshen's country appearance that should be retained.

2. *Safe and Cost-Effective Road System*
   The Town's roads must be safe and road expenses cost-effective. Goshen has one of the most extensive local road systems in the State. The Town owns and maintains 67

miles of roads (52 miles of paved roads and 15 miles of dirt roads). This fact and the high cost of road improvement and maintenance requires that the Town establish and stick to long-term priority programs for pavement maintenance and major road improvements. It is very important that the current long-term maintenance plan be continued to avoid very large maintenance costs for Town roads.

RECOMMENDATIONS:

1. *Complete State Road Improvements as Recommended in the Northwest Hills Council of Governments (formerly Litchfield Hills Council of Elected Officials) Regional Plan.*
   The Regional Plan endorses completion of the following improvements to State highways as recommended to the Connecticut Department of Transportation by the Litchfield Hills Council of Elected Officials. These improvements, which are on Route 4, are as follows:
   a. Improve the horizontal geometry at bends in the roadway at East Street North and East Street South.
   b. Add left turn lane at Beach Street and improve sight lines.
   c. Improve sight lines along the north side of Route 4 for westbound traffic turning left onto Milton Road.
   d. Improve sight lines approximately ¼ mile east of Route 4/63 rotary and west of Fox Brook.
   e. Improve Route 4 sight lines at the intersection with Beech Hill Road (aka Lucas Hill Road) and consider the need for a left turning lane.

2. *Identify and Rank Town Road Sight Line Improvements*
   The Town should identify and assign a priority rank to all locations on local roads where sight line improvements are needed. Adequate sight lines at intersections with State and Town roads are especially important.

3. *Maintain the Route 4 and 63 Rotary (Round-about)*
   Townspeople are firm in the opinion that traffic lights should not be installed at the rotary. One factor bearing on the traffic safety at the rotary, in the center area, and along all State highways are the number and location of driveways. It is recommended that the Planning and Zoning Commission amend its regulations to encourage common driveways along State highways and especially approaching the rotary.

4. *Street "Chip Seal" Road Maintenance Program*
   Continue using the "chip seal" method or similar method of road surface maintenance and improvement as these are visually consistent with maintaining the rural character and appearance of roads.

5. *Town's Road Capital Improvement Program*
   The Town's Road Capital Improvement Program should consider a priority plan for improvements to:
   - Town Hill Road
   - Hageman Shean Road

6. *Improvements Needed for Emergency Vehicle Access.*
   In order to permit efficient response by emergency services:
   - All houses must have their street numbers properly displayed, and
   - All roads should be checked to identify improvements needed for emergency vehicle access.

The house numbering goal can be accomplished in cooperation with the Goshen Fire Company and the Assessor's office or, if necessary, by Town ordinance.

7. *Scenic Road Recommendations*
Goshen has numerous examples of exceptional scenic roads: Bartholomew Hill Road, West Side Road, and Five and One Half Mile Road. Many of the scenic roads in Goshen can be described as having narrower widths, i.e. 18 ft, and stone walls along their edges.

It is important to preserve the rural appearance of our roads, but to have a cost-effective road system the Town may need to pave some sections of dirt roads in the future to minimize erosion into lower lying areas that are mostly wetlands.

8. *Road Rights-of-Way and Stone Walls*
From the time of our Incorporation in 1739 to the present day, Goshen's roads have historically been created as need arose. As such, until the comparatively recent adoption of Subdivision Regulations, there has been no set standard for road right-of-way width. Currently, our road rights-of-way vary from as little as 24 feet to as much as 99 feet. For many years, the variance in road width was something that was generally not a problem. With the advent of greater development, however, a greater number of issues have arisen. Often the issue is greater stormwater runoff creating problems for both Public Works and residents alike. Having too narrow a road right-of-way hampers the Public Works Department from designing appropriate drainage. Over time, every effort should be made to standardize all Town roads to a minimum of 66 feet, which is the current standard for subdivisions. Efforts should include cooperative agreements between the Town and abutting land owners, either by easement or transfer of land in fee. In extreme cases, the use of eminent domain may be considered if all other efforts fail when seeking to resolve drainage issues without appropriate right-of-way width.

Additionally, the boundary of Town road rights-of-way for many years was delineated by stone walls, historically the centerline of those stone walls. Stone walls also are part of the quintessential New England landscape. As Goshen grows, increasingly these stone walls are being removed by property owners, thereby essentially removing a property marker between Town property and private property as well as an iconic feature of our Town. This has and will continue to create problems for our Public Works Department in determining boundaries when maintaining and improving our roads. For this reason, Goshen should follow the lead of the Town of Harwinton by adopting an ordinance governing how and when stone walls can be removed.

9. *Recommendations Concerning "Abandoned" and "Discontinued" Roads*
The Town has made substantial progress in reducing its "old road systems" and the potential cost and liability that goes with owning miles of road rights-of-way that are no longer improved or maintained for vehicular travel. Many "abandoned" roads have been formally "discontinued", meaning the Town has given up the right-of-way and allowed the ownership of these old roads to revert to adjacent private property owners.

10. *Abandoned Roads for Recreational Use*
After considering the future potential use of an abandoned road and the cost to improve them, the Town may determine that certain "abandoned" roads are no longer of potential value for vehicular use. Under a provision of the Connecticut General Statutes, towns can retain abandoned roads for recreational use only as hiking and walking trails. The Conservation Commission, Selectmen, Goshen Land Trust, and

Planning and Zoning Commission should jointly investigate the potential for using "abandoned" road rights-of-way for walking and biking trails.

11. *Public Transportation*
Develop coordinated program for best use of handicap access van in collaboration with Cornwall and Northwestern CT Transit District (NWCTD).

7. HAZARD MITIGATION & EMERGENCY MANAGEMENT

GOALS: *PROMOTE LONG-TERM RISK AND RESILIENCY PLANNING*

ISSUES:

1. *Climate Change and Adaptation*

   In recent times, climate change has become locally and regionally evident through such storms as Hurricane Irene in August 2011, the October 2011 Snow Storm, and Hurricane Sandy in 2012. Current studies are suggesting that sea level rise is a real phenomenon, and that the intensity and frequency of the 100-year storm is now equaling that of a 50-year storm. The trend is for higher intensity and longer duration storms and hurricanes. It will be incumbent on our community to understand the potential risks that can affect our community and be prepared for a disaster and the challenges of rebuilding in order to be resilient in the long term. Being proactive in our mitigation efforts, working locally, and planning regionally may be our best defense. We need to be as self-reliant as possible, as state and federal aid may not always be available. We need to assume that we will be our own first and final responders.

2. *Low Impact Development*

   Low Impact Development is a comprehensive land planning tool and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds. For more information, visit http://www.lowimpactdevelopment.org/. Adaptive strategies include the use of green infrastructure for stormwater protection and reduction in impervious surfaces. The goal is to reduce runoff and promote infiltration of water back into the earth, which in turn promotes cleaner water and less flooding.

RECOMMENDATIONS:

1. *Protect Environmental Quality and Improve Infrastructure*
   - Review and update Flood Plain Management Ordinance.
   - Consider watershed planning and management techniques.
   - Treat Wetlands and Watercourses as part of the drainage infrastructure in Town, needing care and maintenance.
   - Coordinate with the Northwest Conservation District on low-impact development implementation.
2. *Protect the Town from Natural and Other Disasters*
   - Plan to become self-sustaining and resilient after disasters and storm events.
   - Utilize Whole Community Planning for pre- and post-disaster mitigation, relief, and resilience.
   - Incorporate and involve all of the Town's and Region's Social Capital (All people, organizations, and groups) to join in the volunteer activities involved with pre- and post-disaster resilience.
   - Implement Goshen strategies in the Litchfield Hills Mitigation Plan 2016 Update, especially the comprehensive stormwater drainage study at Woodridge Lake to address localized flooding problems.
   - Establish a working taskforce to promote long-term protection strategies and resiliency for post-disaster relief.
   - Collaborate regionally whenever possible for a comprehensive risk and resiliency plan.
   - Promote public education as to the potential impacts of hazards and resources that are available both pre- and post-disaster.
   - Seek to educate all citizens and businesses to be prepared with a 72-hour kit for individual post-disaster resilience.

- Identify local vulnerabilities to climate change and develop an adaptation plan consistent with local and regional plans referencing the 2011 Connecticut Preparedness Plan.

8. SUSTAINABILITY

GOAL: *Promote Additional Local Sustainable Initiatives*

RECOMMENDATIONS:

1. Promote Solar Power/Renewable Energy and reduction of Greenhouse Gas Emissions in the Town.
2. Consider allowing Solar Farms as a primary use.
3. Encourage residents and businesses to utilize incentives, financing, and grants. This may cut fuel costs and reduce emissions concurrently.
   - Solarize Connecticut www.SolarizeCT.com
   - Energize Connecticut http://www.energizect.com/
   - Commercial Property Assessed Clean Energy (C-Pace) www.c-pace.com
4. Consider installing an electric recharge station in Town for electric vehicles.

2016 Plan Implementation

PLAN SECTION	RECOMMENDATION	RESPONSIBILITY
Natural Resource and Open Space Protection	Regional sewer connection project.	Woodridge Lake Sewer District Water Pollution Control Authority
	Carry out sewer avoidance policy.	Water Pollution Control Authority Torrington Area Health District Planning & Zoning Commission
	Promote participation in NHCOG Household Hazardous Waste Collection Days and recycling efforts.	Board of Selectmen Recycling Coordinator
	Identify low water yield areas for wells.	Planning & Zoning Commission Conservation Commission Torrington Area Health District
	Monitor water quality in lakes and ponds and educate residents regarding ways to improve and protect lakes.	Conservation Commission Goshen Lake Weed Management Committee Woodridge Lake Property Owner's Association Tyler Lake Weed Committee Region 6 Board of Education
	Water quality recommendations.	Planning & Zoning Commission Inland Wetlands Commission Conservation Commission Torrington Area Health District
	Annual funding for Agricultural Land Preservation Fund	Board of Finance
	Public awareness of Connecticut Farmland Restoration Program	Goshen Agricultural Council Conservation Commission
	Open space Use Policy and Subcommittee to prioritize land to be preserved and pursue funding to purchase land.	Conservation Commission Recreation Commission Board of Selectmen Goshen Land Trust
	Expansion and maintenance of trails network	Conservation Commission
	Protection of wetlands	Conservation Commission Inland Wetlands Commission Planning & Zoning Commission Torrington Area Health District
	Invasive Species	Conservation Commission
	Review PA 490 open space requirements	Conservation Commission Tax Assessor
Housing	Consider incentives for affordable housing such as Incentive Housing Overlay Zone regulations	Planning & Zoning Commission Goshen Housing Trust, Inc.
	Consider options for senior housing	Planning & Zoning Commission Board of Selectmen Goshen Housing Trust, Inc.
	Revise zoning regulations to encourage accessory apartments in new accessory buildings	Planning & Zoning Commission

Economic Development	Review need for mixed residential/business uses in Center Business Zone	Planning & Zoning Commission
	Review Center Business Zone boundaries	Planning & Zoning Commission
	Encourage home-based business uses that do not change character of neighborhood and do not generate traffic volume.	Planning & Zoning Commission
	Promote Agri-tourism & Farmers Markets	Goshen Agricultural Council Board of Selectmen
	Encourage Town policies that preserve and promote agriculture	Goshen Agricultural Council Board of Selectmen
	Encourage Goshen Businessmen's Group to remain active	Board of Selectmen
Historic Preservation	Demolition Delay Ordinance	Board of Selectmen
	Educate public about State & Federal Historic Tax Credits	Goshen Historical Society Building Official
	Review Zoning & Subdivision Regulations	Planning & Zoning Commission
	State Scenic Road Designation	Board of Selectmen Planning & Zoning Commission Conservation Commission
Municipal Facilities	Library addition/Town Hall Use Study	Board of Selectmen Library Board of Directors
	Town Hall 2nd Floor handicapped accessibility	Board of Selectmen
	Explore building a shared Town/community organizations building	Board of Selectmen Recreation Commission Friends of the Library Board of Finance
Roads & Circulation	State road improvement recommendations	Connecticut Department of Transportation Northwest Hills Council of Governments
	Curb cut management on State roads	Connecticut Department of Transportation Planning & Zoning Commission
	Sightline improvements	Board of Selectmen Public Works Supervisor
	Road Maintenance Program	Board of Selectmen Public Works Supervisor
	911 House Numbering	Town Assessor Goshen Fire Company Board of Selectmen
	Scenic Road Preservation	Board of Selectmen Public Works Supervisor Planning & Zoning Commission Conservation Commission
	Right-of-way and Stone Wall Ordinance	Board of Selectmen Public Works Supervisor
	Review abandoned roads for recreational trail use	Board of Selectmen Public Works Supervisor Planning & Zoning Commission Conservation Commission Goshen Land Trust

Hazard Mitigation & Emergency Management	Review and update Flood Plain Management Ordinance	Town Planner Building Official Board of Selectmen
	Consider watershed planning and management techniques.	Conservation Commission Planning & Zoning Commission
	Plan to become self-sustaining and resilient after disasters and storm events	Town Planner Board of Selectmen Goshen Fire Company Emergency Management Director
	Utilize Whole Community Planning for pre- and post-disaster mitigation, relief, and resilience. Incorporate and involve all of the Town's and Region's Social Capital (All people, organizations and groups) to join in the volunteer activities involved with pre- and post-disaster resilience.	Town Planner Board of Selectmen Goshen Fire Company Emergency Management Director Planning & Zoning Commission
	Continue to update and maintain a working and dynamic Hazard Mitigation Plan.	Town Planner Board of Selectmen Goshen Fire Company Emergency Management Director
	Establish a working taskforce to promote long-term protection strategies and resiliency for post-disaster relief.	Town Planner Board of Selectmen
	Collaborate regionally whenever possible for a comprehensive risk and resiliency plan.	Town Planner Board of Selectmen Goshen Fire Company Emergency Management Director
	Promote public education as to the potential impacts of hazards and resources that are available both pre- and post-disaster. Seek to educate all citizens and businesses to be prepared with a 72-hour kit for individual post-disaster resilience.	Emergency Management Director Board of Selectmen Goshen Fire Company

Housing Data Profiles 2015

Goshen

Population, Households & Age

Source: 2009-13 American Community Survey

	2009-13	2000	% Change
Population	2,953	2,697	9%
Households	1,225	1,066	15%
Average household size	2.41	2.53	-5%
Average family size	2.79	2.91	-4%

	2009-13	2000	% Change
Householders living alone	22%	20%	1%
Residents living in families	77%	76%	0%
Households with someone <18	32%	32%	1%
Households with someone > 65	31%	26%	5%

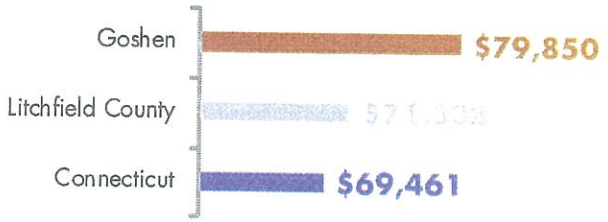
Median age for those living in Goshen is 49.4 years old, 9.2 years older than CT's median age of 40.2 years old.

Income & Age

Goshen's annual median household income in 2013 was $79,850, 15% more than Connecticut's median household income of $69,461. It is 12% more than Litchfield County's median household income of $71,338. Goshen's median household income ranks 89 (1=highest, 169=lowest) among CT's 169 municipalities.

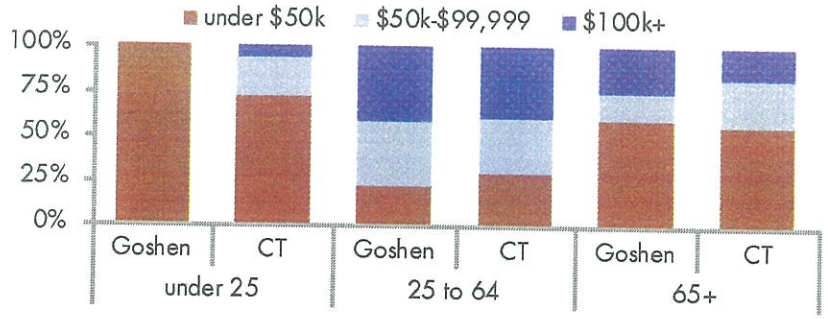
Median Household Income

Source: 2009-13 American Community Survey



Income by Age of Head of Household: Goshen

Source: American Community Survey 2009-13



In Goshen, 2% (25) of the heads of households were under 25 years old, 18% (216) were 25-44 years old, 55% (671) were 45-64 years old and 26% (313) were 65 or older.

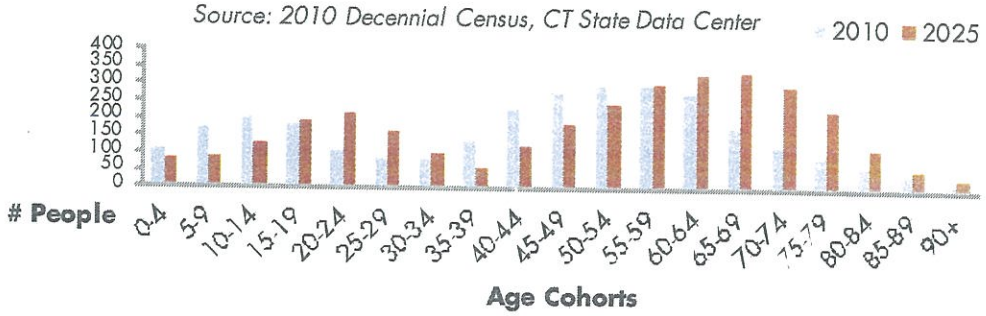
Throughout Connecticut, households headed by those under 25 and those 65 and over tend to have lower incomes than those 25-64 years old, limiting their housing options.

Aging of the Population

Goshen is one of the 153 Connecticut municipalities projected to see a drop in school-age population between 2015 and 2025. Many municipalities will see declines over 30%. The projected decrease for Goshen is 28%. Meanwhile the 65+ population for Goshen is projected to increase by 52%.

Age Cohorts - 2010 Population, 2025 Population Projections: Goshen

Source: 2010 Decennial Census, CT State Data Center



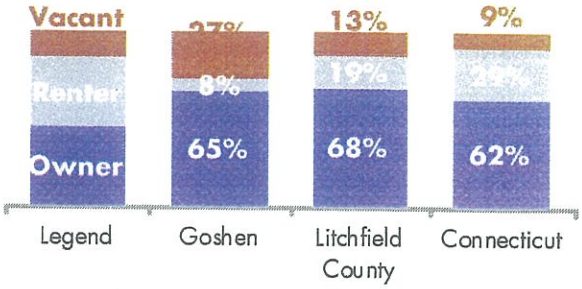
Characteristics of Housing Stock

Tenure

	Goshen	Litchfield County	Connecticut
Total	1,679	87,338	1,486,995
Owner-Occupied	1,096	59,147	919,488
Renter-Occupied	129	16,608	436,361
Vacant	454	11,583	131,146

Source: 2009-13 American Community Survey

Percent of Owner-Occupied, Renter-Occupied and Vacant Housing Units



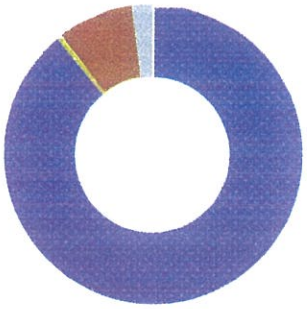
Goshen saw its number of housing units increase by 13% from 2000 to 2013. Renters live in 8% of Goshen's housing stock, compared to 19% for Litchfield County and 29% for Connecticut.

Units in Structure

Overall, 67% of CT's occupied housing stock is comprised of single-family housing, while 33% is multifamily housing (2+ units in structure) and 1% is mobile homes.

In Goshen, 97% of occupied homes are single-family, 3% are multifamily (2+ units in structure), and 0% are mobile homes. Renters live in 81% of Goshen's 37 multifamily homes, and owners occupy 92% of its 1,188 single-family homes.

Units in Structure by Tenure: Goshen



	# Units	%
Owner-Occupied		
Single-Family	1,089	89%
Multifamily	7	1%
Mobile	0	0%
Renter Occupied		
Single-Family	99	8%
Multifamily	30	2%
Mobile	0	0%

Source: 2009-13 American Community Survey

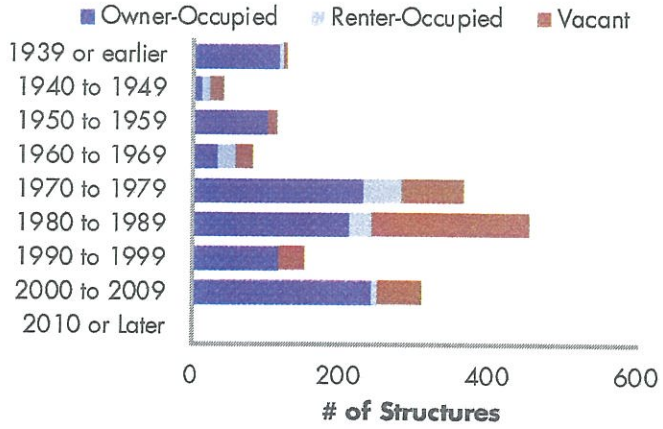
Year Built

CT's housing stock varies in age, with 23% built before 1939, 36% built from 1940 to 1969 and 41% built from 1970 on.

In Goshen, 8% of the housing stock was built prior to 1939, 15% was built between 1940 and 1969 and the remaining 77% was built after 1970. Shifting demographics indicate that housing built from 1970 on may not meet the needs of CT's current and future residents.

Tenure by Year Structure Built: Goshen

Source: 2009-2013 American Community Survey



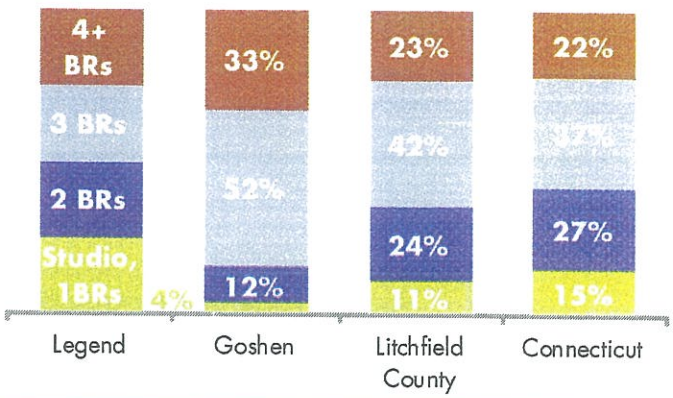
Bedrooms

A majority of homes in CT have 3 or more bedrooms, with 37% having 3 bedrooms and 22% having 4 or more. 42% of the homes in the state have 2 or fewer bedrooms.

Over 85% of homes in Goshen have 3 or more bedrooms, while 15% have 2 or fewer bedrooms. Towns and cities that have larger homes with more bedrooms offer fewer housing options for younger workers or downsizing Baby Boomers.

Housing Units by Number of Bedrooms

Source: 2009-13 American Community Survey

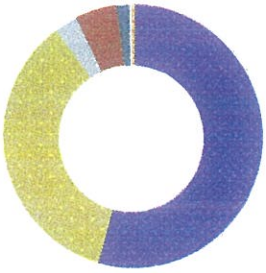


Housing Costs for Owners and Renters

Affordability

Across CT, 50% of renters and 35% of owners spend more than 30% of their income on housing. In Goshen, 32% of renters spend more than 30% of their income on housing, while 40% of owners do the same. Households that spend more than 30% of their income on housing may have little left over for necessities such as transportation, food, health care, etc.

Housing Costs as a % of Household Income: Goshen



	# Units	% Total
Owner-Occupied		
Spending <30%	700	54%
Spending >=30%	462	36%
Not computed	6	0%
Renter Occupied		
Spending <30%	67	5%
Spending >=30%	41	3%
Not computed	21	2%

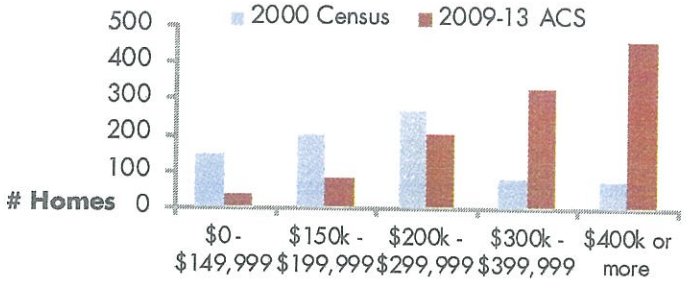
Source: 2009-13 American Community Survey

Home Value

The value of homes in Connecticut has risen significantly over the last 15 years, putting home ownership out of reach for many middle-class households. In Goshen, 19% of homes were valued under $150,000 in 2000, compared to 3% now. The median home value in Goshen is now $371,300, an increase of 72% since 2000.

Self-Reported Value of Owner-Occupied Homes: Goshen

Source: Census 2000, 2009-2013 American Community Survey

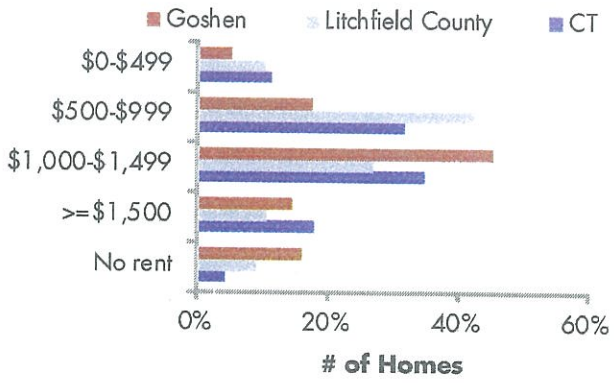


Gross Rent

According to 2009-13 American Community Survey data, 60% of Goshen's 129 rental units have a gross rent over $1,000 per month and 23% have a gross rent under $750 per month.

Rental Units by Gross Rent: Goshen

Source: 2009-2013 American Community Survey



Housing Costs & Income

Owner Households: Goshen

The average homeowner household in Goshen has a median income of

$87,266

Households with a Mortgage

Median Income:

$94,352

Median Monthly Owner Costs:

$2,303

Households w/out a Mortgage

Median Income:

$39,091

Median Monthly Owner Costs:

$702

In Connecticut, incomes among those who own their homes tend to be much higher than incomes for renter households. Incomes for owners who no longer pay a mortgage also tend to be lower than for those paying a mortgage, as those no longer paying a mortgage may be retired and living on fixed incomes.

Source: 2009-13 American Community Survey

Renter Households: Goshen

Median Income Renter Households =

$51,250

36% less than the median income of all households.

Median Gross Rent =

$1,176

28% of income spent on rent.

72% of income for all other expenses.

Housing Market General Information

Housing Wage

2015 Housing Wage: Goshen

$19.81

Goshen is included in the Litchfield County Metro Area.

Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed for a household to afford a typical 2-bedroom apartment in metro areas throughout the United States.

Connecticut's housing costs are typically high, ranking #8 in 2015 with a housing wage of $24.29.

Grand List

Real Property Grand List Values, 2008-13: Goshen

Total Real Property 2008	$567,577,700
Total Real Property 2013	$483,110,910
% Change, 2008-13	-15%

Connecticut housing prices declined precipitously after the 2008 financial crisis and have not rebounded to pre-crisis levels, particularly in municipalities - 114 of 169 - where housing stock is dominated by single-family homes. Across the state, 152 municipalities have seen either no change in real property grand lists, or declines, forcing most to raise mil rates, reduce services, or both.

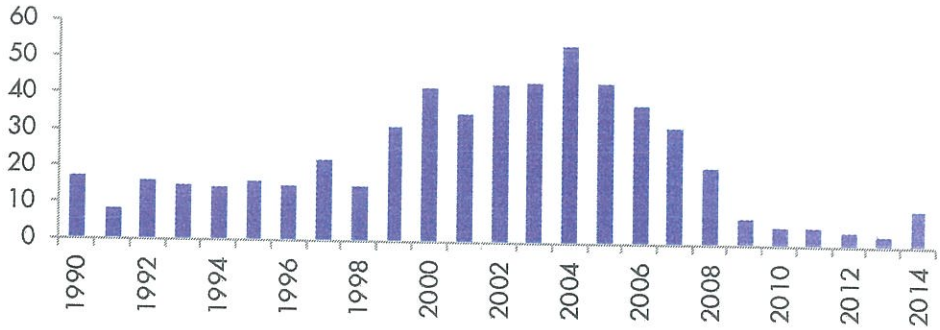
Source: CT Office of Policy and Management

Building Permits

Connecticut saw a sharp decline in building permits following the crash of the housing market in the mid-2000s. As the housing market slowly recovers, statewide building permits have increased by small amounts since 2011, with permits for multifamily units at levels not seen for a decade. Building permits issued, however, remain well below the levels seen in the 1980s and 1990s.

Building Permits by Year, 1990-2014: Goshen

Source: CT Department of Economic and Community Development



Affordable Housing Appeals List

Each year the CT Department Of Housing surveys municipalities in the state to determine the number of affordable units each has. The data is compiled for the Affordable Housing Appeals List. The following housing units are counted as affordable in Goshen in 2014:

Assisted Units Counted in 2014 Appeals List: Goshen

	1	Governmentally Assisted Units
	0	Tenant Rental Assistance
	9	CHFA/USDA Mortgages
+	0	Deed Restricted Units
	10	Total Assisted Units

Calculation of % of Total Units Assisted: Goshen

10 (Total Assisted Units) ÷ 1,664 (Total Units, 2010 Census) = 0.6% (Units Assisted)

Housing Data Profiles are produced by the Partnership for Strong Communities. Updated November 16, 2015.
For more information about the information presented or to use any of the graphics presented in the Housing Data Profiles, please contact: Christina Rubenstein, Deputy Policy Director, christina@pschousing.org.

Analysis of Housing Conditions

Key Stats

Population
2,953

Households
1,225

Projected Change in Population from 2015-2025
5-19 Year Olds: -28%
65+ Year Old: 52%

Median Household Income
All Households: $79,850
Owners: $87,266
Renters: $51,250

Housing Units
Total Units: 1,225
Owner-Occupied: 65%
Renter-Occupied: 8%
Vacant: 27%

Single-Family/Multifamily
Single Family: 97%
Multifamily: 3%

Median Home Value
$371,300

Median Gross Rent
$1,176

Households Spending 30% or More on Housing
All Households: 40%
Owners: 40%
Renters: 32%

Housing Built 1970 or Later
77%

2014 Affordable Housing Appeals List
Assisted Units: 1%

% Change in Total Real Property, 2008-2013
-15%

Goshen's Housing Data Profile: The Story Behind the Numbers

Goshen, like most of Connecticut's municipalities, has a high median household income, high housing costs, few units for a variety of the municipality's workforce (such as, teachers, nurses, electricians, firefighters and town employees), and a narrow range of housing choices for Baby Boomers seeking to downsize and Millennials and young families seeking to move to town.

Housing remains expensive in Goshen relative to the median household income. Statewide, 50% of renters and 35% of homeowners spend 30% or more of their household incomes on housing. In Goshen, where the $79,850 median household income is higher than the statewide median of $69,461, 32% of renters and 40% of homeowners spend 30% or more of their income on housing.

Goshen is one of the 153 Connecticut municipalities that could see a potentially significant decline in school enrollment through 2025 because of a projected decline in school-age (5-19) population of 28% from 2015 to 2025. At the same time, its population is getting older, with a projected increase of 52% in the 65+ population from 2015 to 2025, potentially leading to the need for smaller, denser, more affordable homes closer to the town center, services and, if possible, transit connections.

While the number of renting households in Connecticut has increased from 30% to 34% since 2007, many towns are ill-prepared to accommodate the needs of renters. Goshen is one of 114 Connecticut municipalities with single-family homes dominating its housing stock (97%) and little modest or multifamily housing to offer (15% units are 0-2 bedrooms, compared to 42% statewide), mostly because many of those towns built the bulk of their homes after 1970 (77% in Goshen) to accommodate the needs of new Baby Boomer families then in their 20s.

Now in their 60s, those families are seeking more modest homes. But their attempts to sell are being met by few offers because few young families can afford to move to those towns, flattening median sales prices and stunting the growth of Grand Lists – the towns' total value of real property – and thus property tax revenues needed to pay for increasingly expensive services. From 2008 through 2013 (latest OPM figures), 151 towns experienced negative growth in real property values, 1 had no growth and 3 had only slight growth of 2 percent or less. The total real property Grand List in Goshen has declined by 15% from 2008 through 2013.

Across the state, 138 of the 169 municipalities have affordable homes totaling less than 10% of their housing stock. These are the kinds of homes increasingly sought by young professionals, families, town workers, downsizing Baby Boomers and others. In Goshen, 1% of the homes are affordable, according to the state's 2014 Affordable Housing Appeals List.

Data Sources & Notes

Page 1

⇒ Populations, Households & Age
DP-1 - Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 1 (SF 1) 100-Percent Data
DP02 - Selected Social Characteristics In The United States, 2009-2013 American Community Survey 5-Year Estimates
DP05 - ACS Demographic And Housing Estimates, 2009-2013 American Community Survey 5-Year Estimates

⇒ Age & Income

- Median Household Income
  B25119 - Median Household Income The Past 12 Months (In 2013 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied Housing Units More Information, 2009-2013 American Community Survey 5-Year Estimates
- Income by Age of Head of Householder
  B19037 - Age Of Householder By Household Income In The Past 12 Months (In 2013 Inflation-Adjusted Dollars), Universe: Households, 2009-13 American Community Survey 5-Year Estimates

⇒ Aging of Population
P12 - Sex by Age, Universe: Total population, 2010 Census Summary File 1
2015-2025 Population Projections for Connecticut, November 1, 2012 edition, CT State Data Center

Page 2

⇒ Tenure, Units in Structure, Year Built, Bedrooms
DP04 - Selected Housing Characteristics, 2009-2013 American Community Survey 5-Year Estimates

⇒ Tenure note: Universe is all housing units. Total housing stock includes vacant units.

⇒ Units in Structure notes: Multifamily includes all units with 2+ units in structure. Does not include boats, RVs, vans, etc. Universe is occupied housing units (does not include vacant units).

Page 3

⇒ Affordability
DP04 - Selected Housing Characteristics, 2009-2013 American Community Survey 5-Year Estimates, Note: Percent income spent on housing costs is not calculated for some households, noted in chart as "Not computed."

⇒ Home Value
B25075 - Value, Universe: Owner-occupied housing units, 2009-2013 American Community Survey 5-Year Estimates

⇒ Gross Rent
DP04 - Selected Housing Characteristics, 2009-2013 American Community Survey 5-Year Estimates

⇒ Housing Costs & Income

- Median Household Income by Tenure
  B25119 Median Household Income The Past 12 Months (In 2013 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied housing units, 2009-2013 American Community Survey 5-Year Estimates
- Median Household Income for Owner-Occupied Households by Mortgage Status
  B25099 - Mortgage Status By Median Household Income The Past 12 Months (In 2013 Inflation-Adjusted Dollars), Universe: Owner-occupied housing units, 2009-2013 American Community Survey 5-Year Estimates
- Median Monthly Housing Costs by Mortgage Status, Median Gross Rent
  DP04 - Selected Housing Characteristics, 2009-2013 American Community Survey 5-Year Estimates,
  Note: Median Gross Rent data suppressed for some geographies by Census Bureau, reasons for suppression may vary.

Page 4

⇒ Housing Wage
Out of Reach 2015, 2-Bedroom Housing Wage, National Low Income Housing Coalition

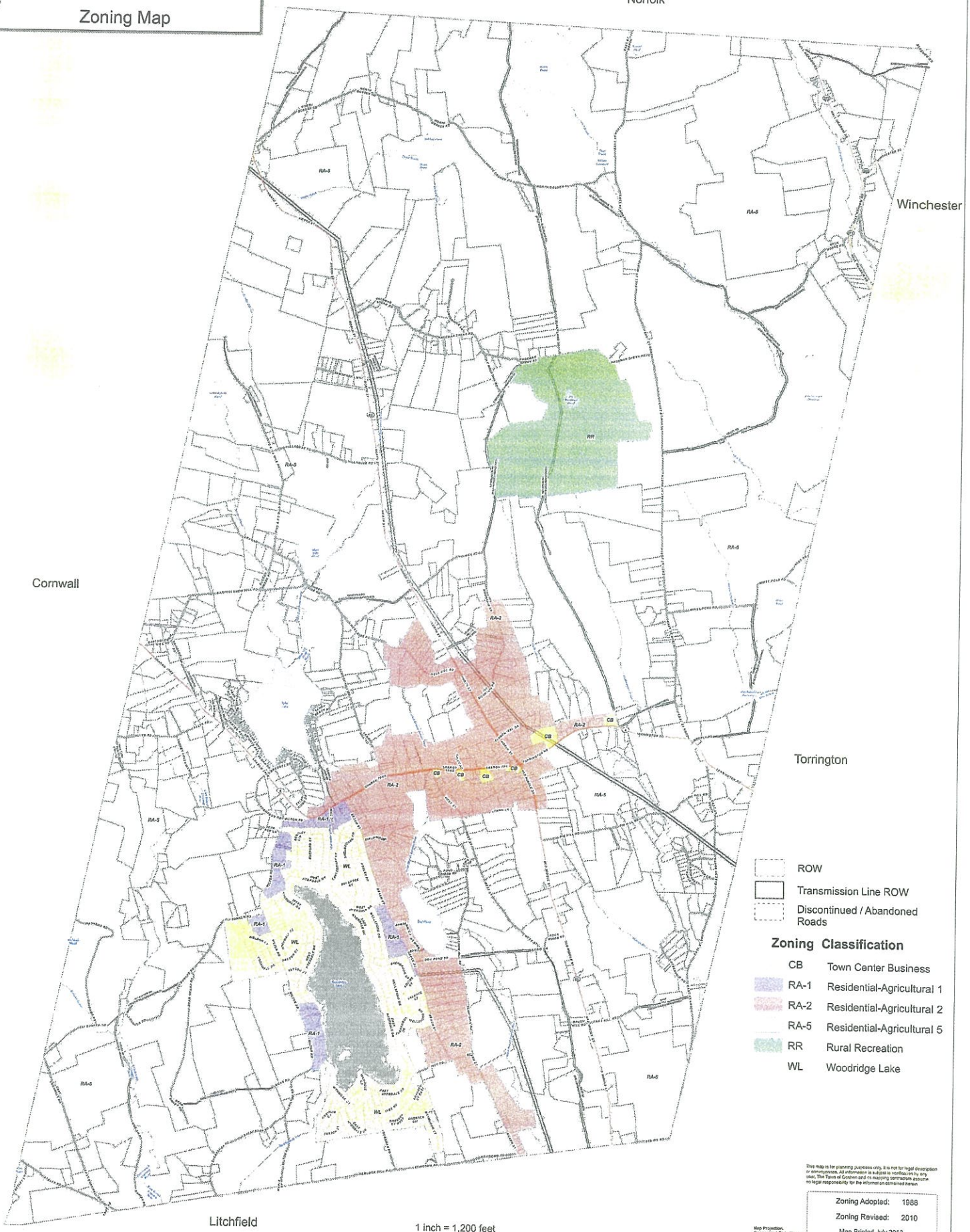
⇒ Grand Lists
Total Grand Lists by Town, 2008 and 2013, CT Office of Policy and Management

⇒ Building Permits
Connecticut New Housing Authorizations in 2014, Construction Report: Housing Production & Permits, CT Dept. of Economic and Community Development

⇒ Affordable Housing Appeals List
2014 Affordable Housing Appeals List, CT Dept. of Housing

Town of Goshen, Connecticut

Zoning Map



ROW

Transmission Line ROW

Discontinued / Abandoned Roads

Zoning Classification

CB	Town Center Business
RA-1	Residential-Agricultural 1
RA-2	Residential-Agricultural 2
RA-5	Residential-Agricultural 5
RR	Rural Recreation
WL	Woodridge Lake

N

1 inch = 1,200 feet

0 1,200 2,400 4,800 7,200 9,600 12,000 Feet

This map is for planning purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Goshen and its mapping contractors assume no legal responsibility for the information contained herein.

Zoning Adopted: 1986

Zoning Revised: 2010

Map Printed July 2013

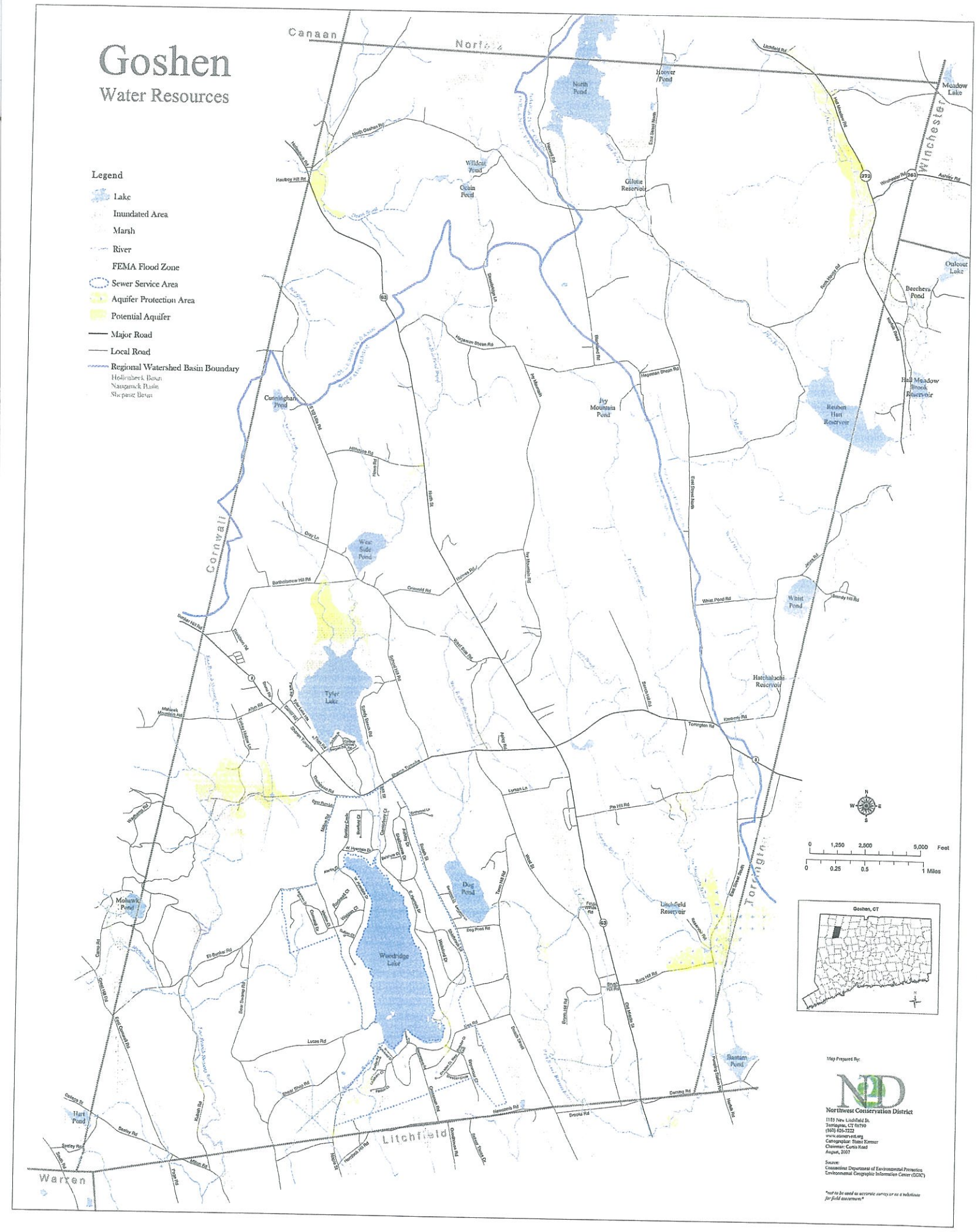
Parcels Updated July 2013

Map Projection: Connecticut State Plane FIPS 600 feet
Datum: NAD 1983
Scale: 1 inch equals 1,200 feet

NEW ENGLAND GEOSYSTEMS

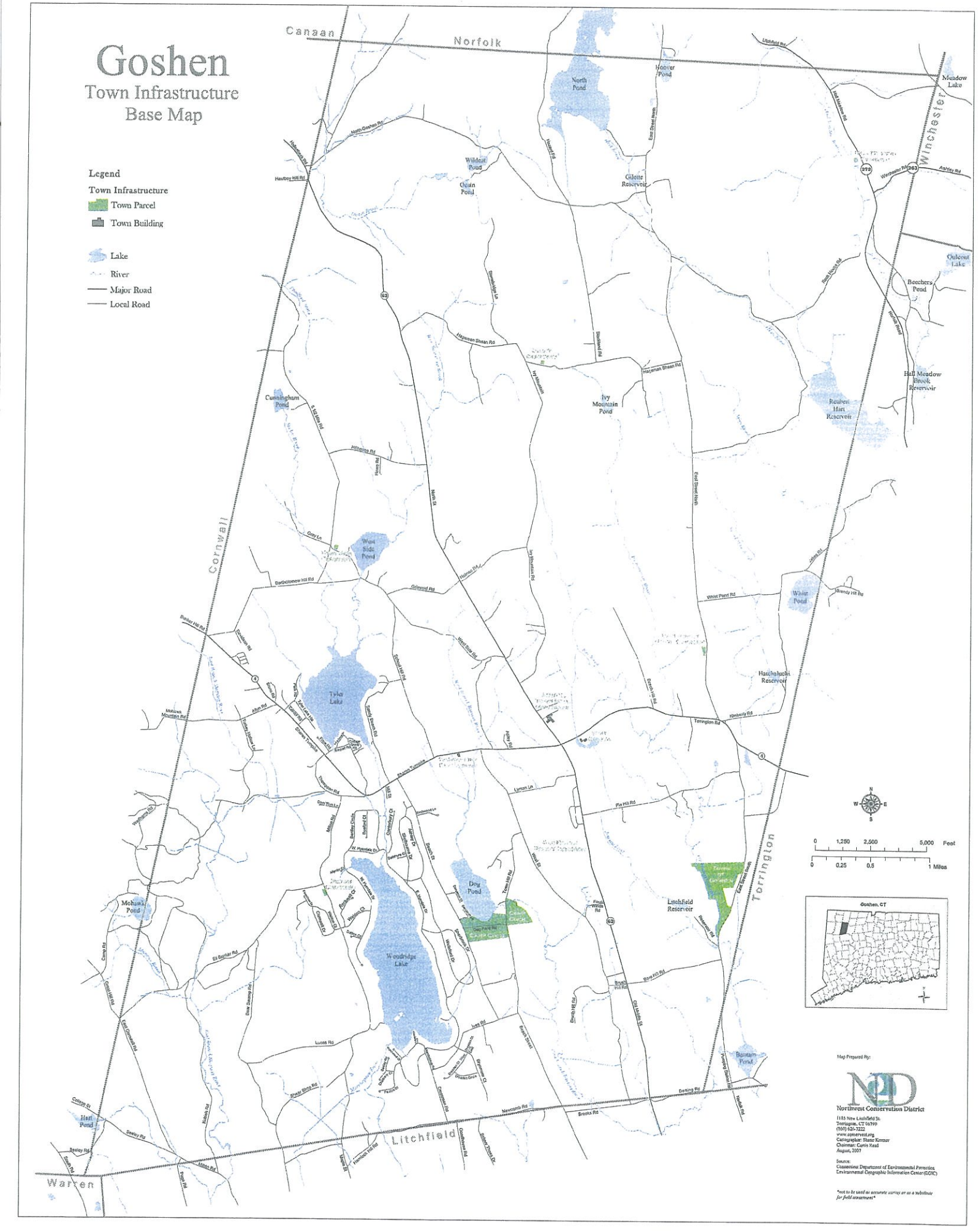
Goshen

Water Resources



Goshen

Town Infrastructure Base Map



Map Prepared By:

Northwest Conservation District

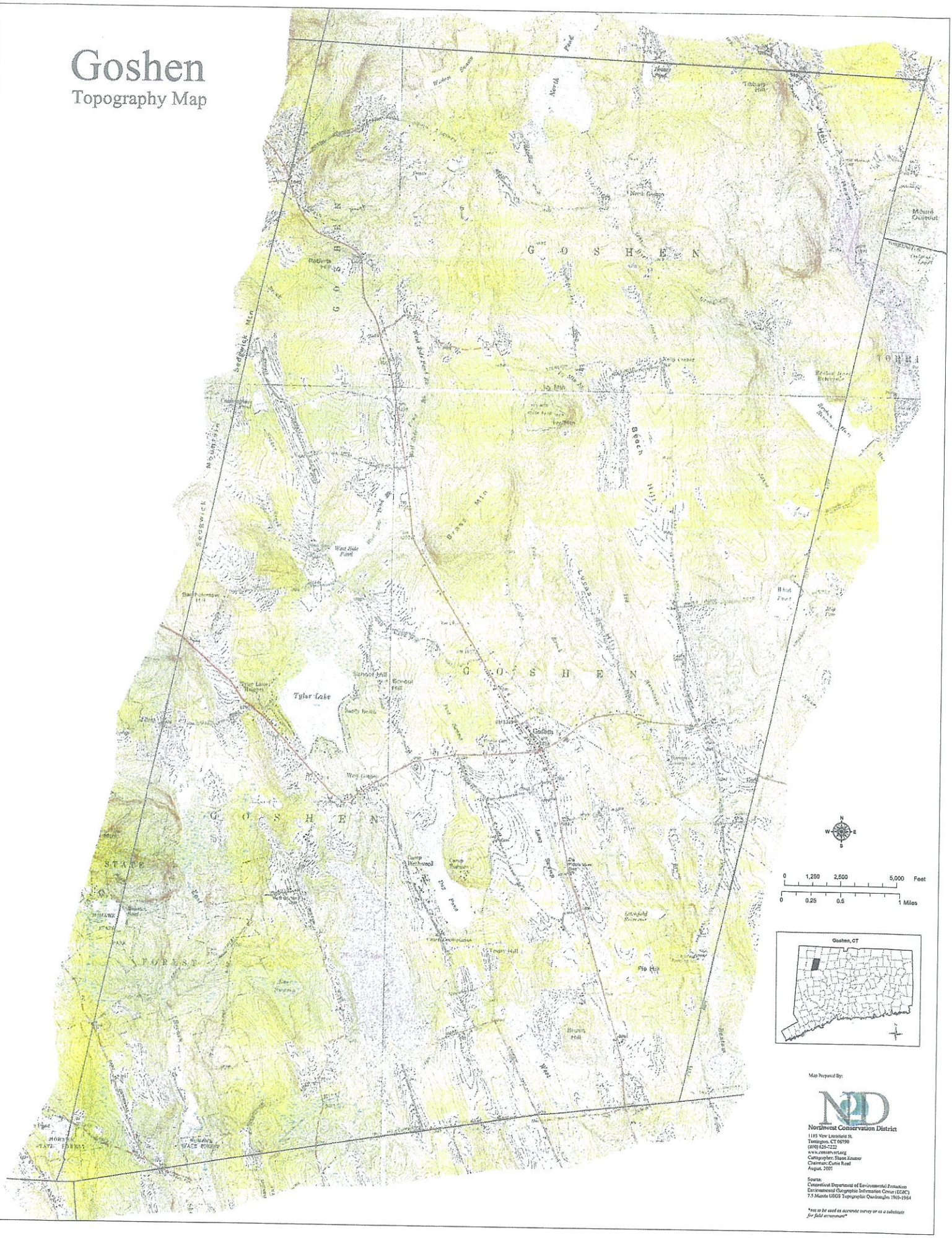
1185 New Litchfield St.
Torrington, CT 06790
(860) 626-7222
www.nwconservd.org
Cartographer: Blake Kinnear
Chairman: Curtis Read
August, 2007

Source:
Connecticut Department of Environmental Protection,
Environmental Geographic Information Center (EGIC)

not to be used as accurate survey or as a substitute for field assessment.

Goshen

Topography Map



Map Prepared By:

Northwest Conservation District
1185 New Litchfield St.
Torrington, CT 06790
(860) 626-7232
www.nwcnet.org
Cartographer: Shane Kramer
Chairman: Curtis Read

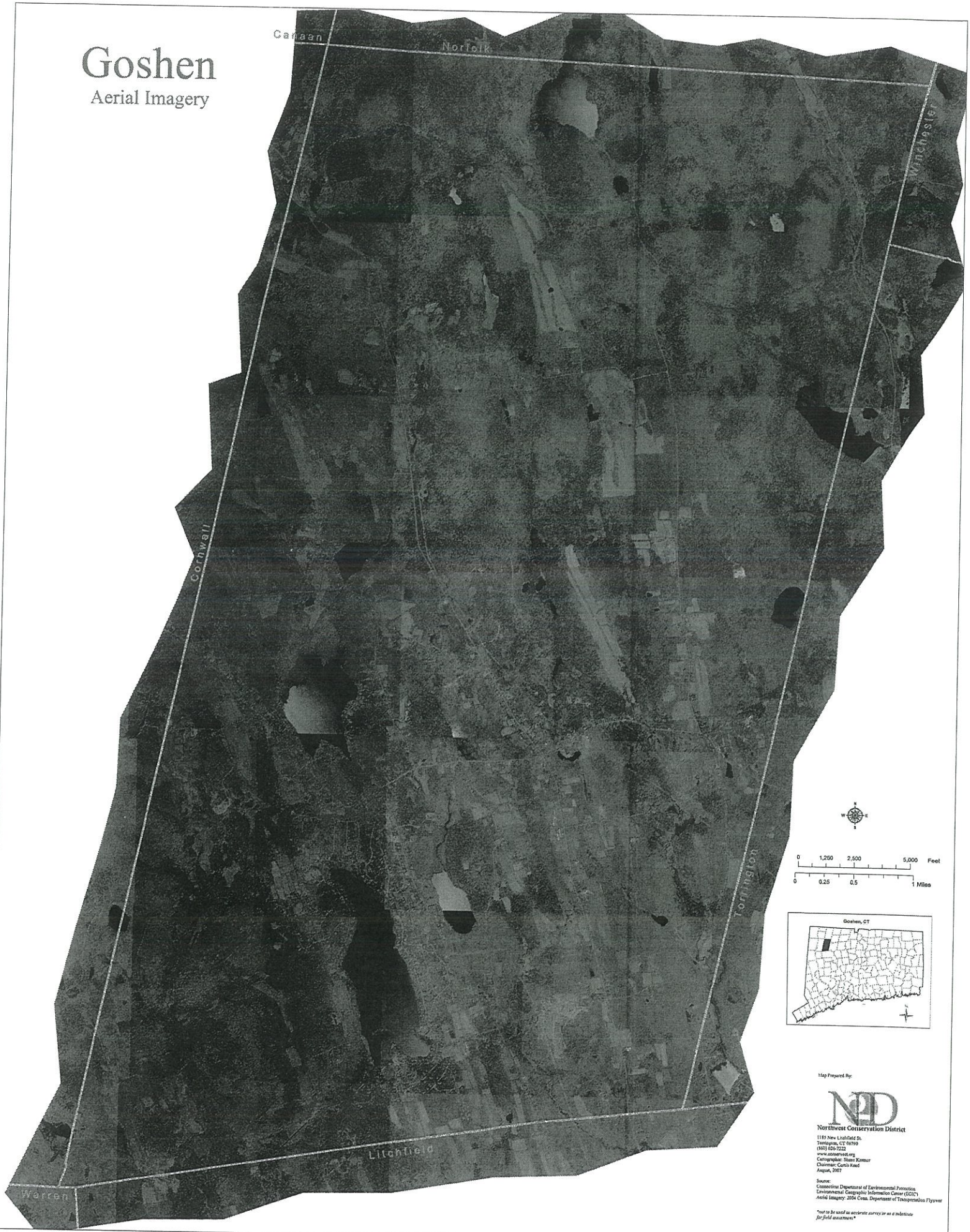
August, 2007

Source:
Connecticut Department of Environmental Protection
Environmental Geographic Information Center (EGIC)
7.5 Minute USGS Topographic Quadrangles 1960-1964

not to be used as accurate survey or as a substitute for field assessment

Goshen

Aerial Imagery



0 1,250 2,500 5,000 Feet

0 0.25 0.5 1 Miles

Map Prepared By:

Northwest Conservation District

1185 New Litchfield St.
Torrington, CT 06790
(860) 626-7222
www.conservect.org
Cartographer: Shane Kremer
Chairman: Curtis Reed
August, 2007

Source:
Connecticut Department of Environmental Protection
Environmental Geographic Information Center (EGIC)
Aerial Imagery: 2004 Conn. Department of Transportation Flyover

not to be used as accurate survey or as a substitute for field assessment.

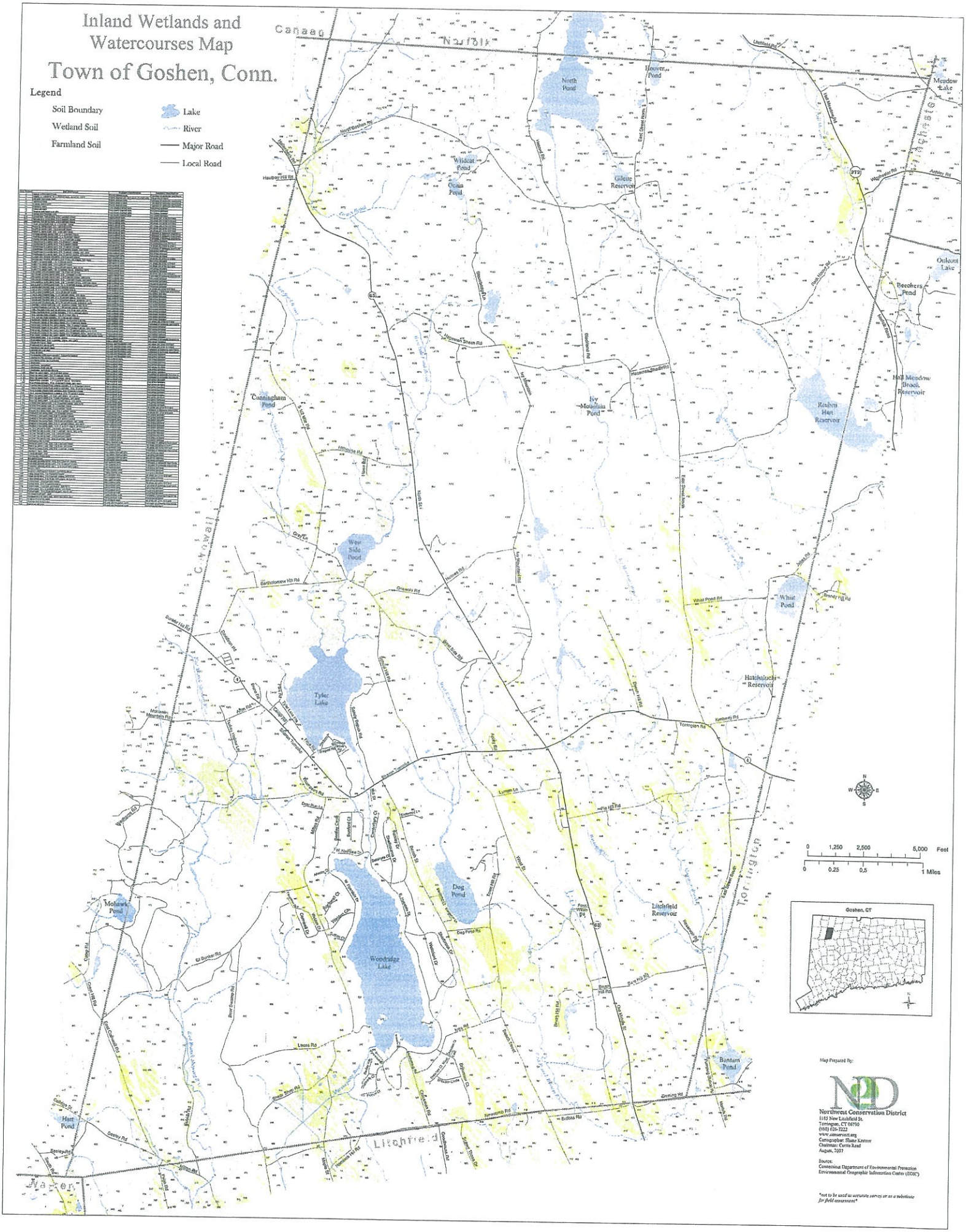
Inland Wetlands and Watercourses Map

Town of Goshen, Conn.

Legend

Soil Boundary
Wetland Soil
Farmland Soil

Lake
River
Major Road
Local Road



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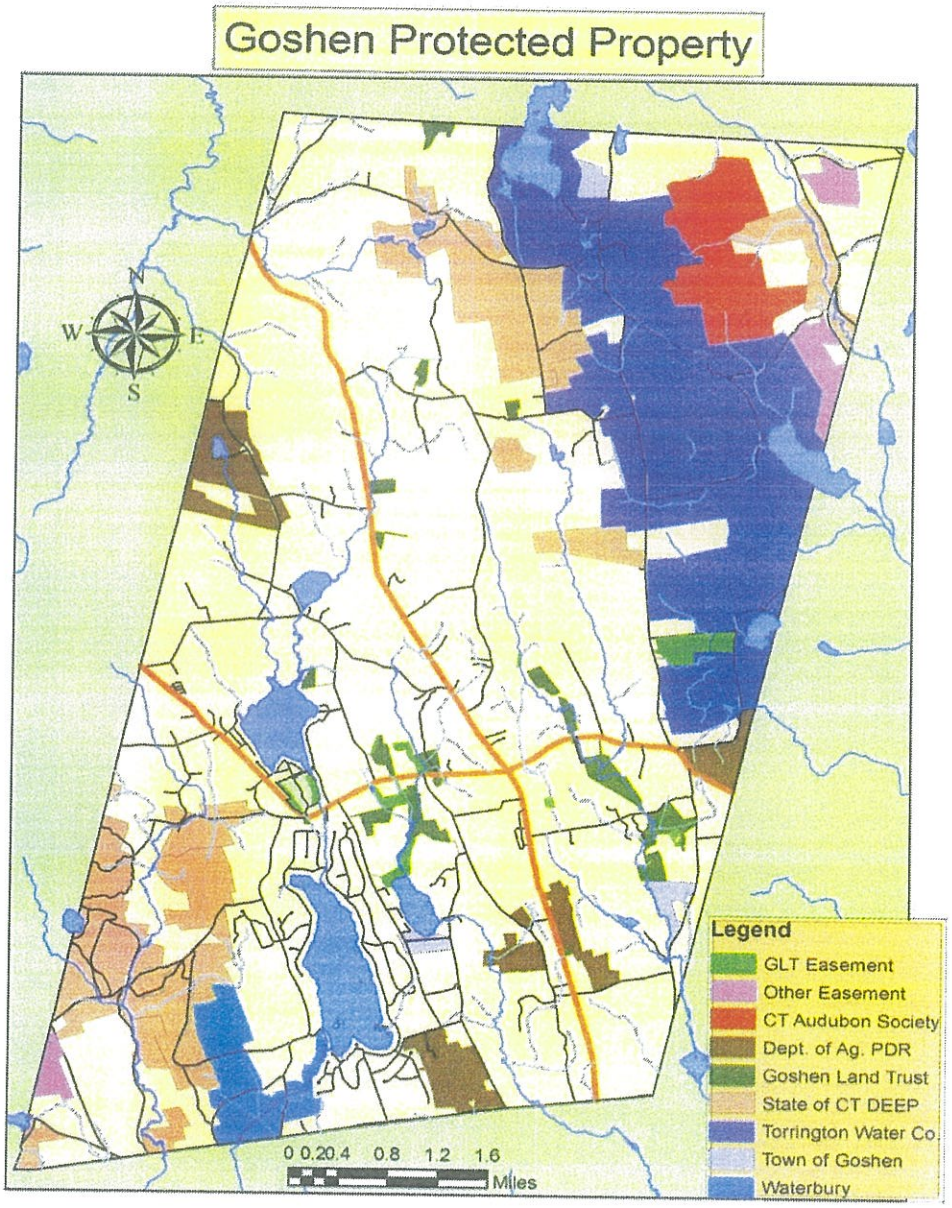
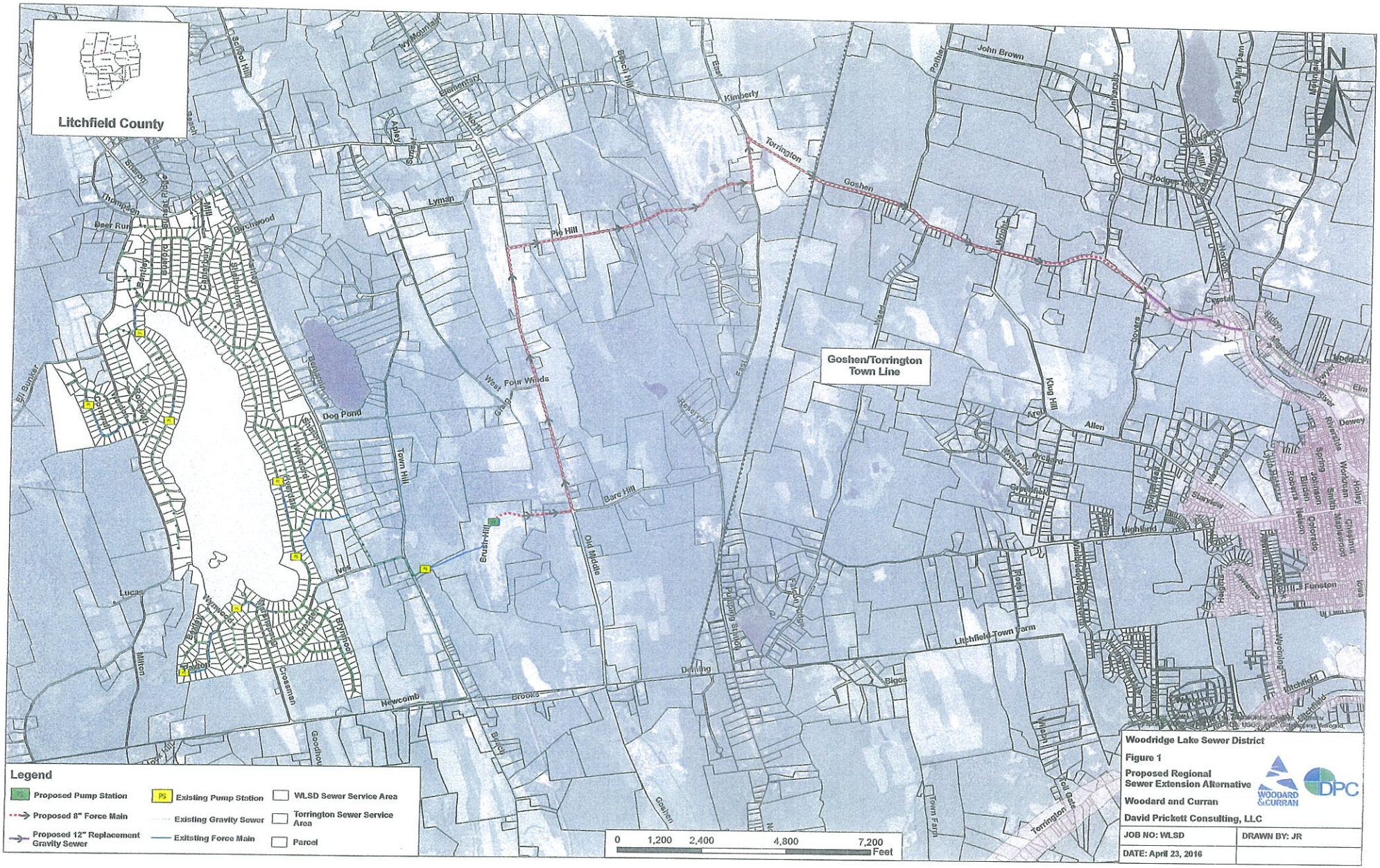
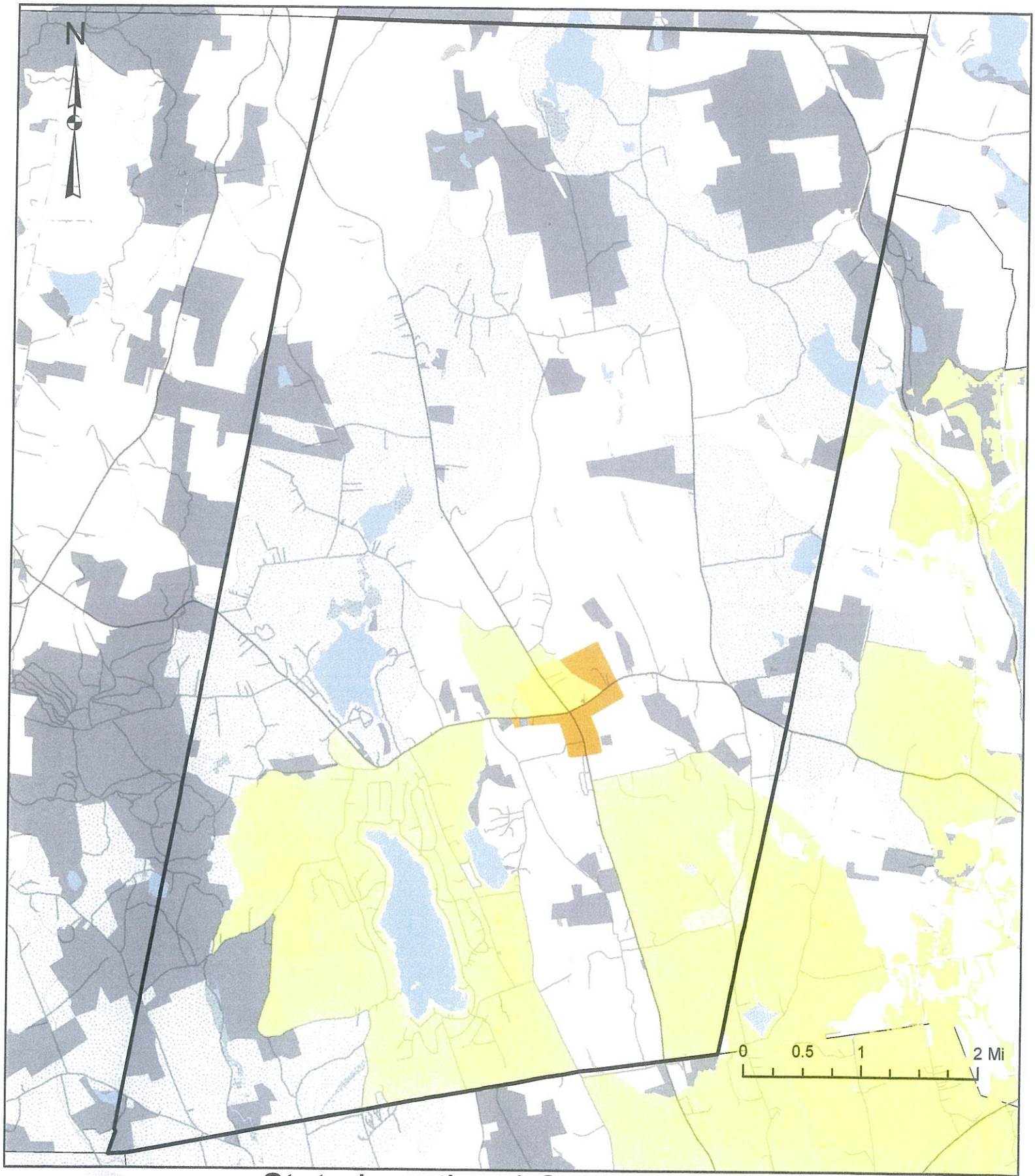

Goshen Protected Property
N
W
E
S
0 0.20.4 0.8 1.2 1.6
Miles
Legend
GLT Easement
Other Easement
CT Audubon Society
Dept. of Ag. PDR
Goshen Land Trust
State of CT DEEP
Torrington Water Co.
Town of Goshen
Waterbury


Litchfield County
Goshen/Torrington Town Line
Legend
Proposed Pump Station
Existing Pump Station
WLSD Sewer Service Area
Proposed 8" Force Main
Existing Gravity Sewer
Torrington Sewer Service Area
Proposed 12" Replacement Gravity Sewer
Existing Force Main
Parcel
0 1,200 2,400 4,800 7,200 Feet
N
Woodridge Lake Sewer District
Figure 1
Proposed Regional Sewer Extension Alternative
Woodard and Curran
David Prickett Consulting, LLC
JOB NO: WLSD
DRAWN BY: JR
DATE: April 23, 2016



State Locational Guide Map Goshen

NHCOG
Northwest Hills
Council of Governments

Legend

- BalancedPFA
- Village PFA
- Protected Lands
- Aquifer Protection Areas
- Drinking Water Watersheds

Total Cons Factors

- 1-3 Factors
- 4-5 Factors
- 6-7 Factors

Adapted by NHCOG staff from OPM's on-line layer list for "Conservation & Development Policies Plan for Connecticut"