

Town of Goshen, Connecticut
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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 prepare, adopt and amend a Town Plan 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 Statutes 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 2006 Goshen Town Plan of Conservation and Development are consistent with the growth management principles contained in the “Conservation and Development Policies Plan for Connecticut, 2005-2010.” These principles are as follows: (i) Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure; (ii) expansion of housing opportunities and design choices to accommodate a variety of household types and needs; (iii) concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse; (iv) conservation and restoration of the natural environment, cultural and historical resources and existing farmlands; (v) protection of environmental assets critical to public health and safety; and (vi) integration of planning across all levels of government to address issues on a local, regional and state-wide basis. The Plan is also consistent with the “Regional Growth Policy Map” adopted by the Litchfield Hills Council of Elected Officials. The Goshen Zoning Map contained in the Maps Section of the Plan serves as Goshen’s land use map under State Statutes.

