



## TOWN OF GOSHEN

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**Martin J Connor, AICP, Town Planner/Zoning and Inland  
Wetlands Enforcement Officer**

**To:** Planning & Zoning Commission  
**From:** Martin J. Connor, AICP  
**Subject:** Activity Report  
**Date:** February 22, 2024

**Scott Olson, 777 North Street, Special Permit Use - Country Club:** Scott Olson has filed a Special Permit Application to utilize an existing 120' x 60' agricultural barn on his property as an indoor pickleball/tennis facility. I met with Mr. Olson and his Engineer, Bill Colby, P.E., and discussed and emailed them the required information needed on the Site Plan. The application requires the Commission to hold a public hearing and review the application and plans in accordance with Article 4, Site Plan Requirements and Article 5, Special Permits. A tennis club is included in the definition of a Country Club in the Regulations. Mr. Olson submitted a narrative and an updated site plan titled, "Proposed Pickle Ball Facility, Prepared for Scott Olson, 777 North Street Property, Goshen, Connecticut," by Colby Engineering and Consulting, LLC, dated 9/1/22, revised 2/12/24, which I reviewed offered the following comments:

1. *The width of the existing driveway is being widened to accommodate 2-way vehicular travel from 15 ft to 20 ft for the majority of the driveway. The area of the driveway crossing the wetlands will remain at 15 ft in width. A portion of the driveway widening will be in the regulated inland wetlands area (within 100 ft of a flagged inland wetlands area.) and will require an Inland Wetlands application and Commission approval. The Planning & Zoning Commission will need to keep the public hearing open until a report from the Inland Wetlands Commission is approved.*
2. *TAHD approval is outstanding.*
3. *A proposed floor plan should be submitted for the pickleball building.*

I recommend that the PZC continue the public hearing to the 3/26/24 PZC meeting in order to receive a report from the IWC and any of the above information still outstanding.

**Alan C Rothfeld & Laura Colangelo, 24 Benjamin Lane, house addition – no zoning permit:** Investigated a complaint that an addition was constructed at 24

Benjamin Ln. without the necessary building, zoning, and TAHD approvals. Met with Bill Colby, P.E., who is representing the owner. Made a site visit. A-2 Survey was requested. I met with Mr. Colby and reviewed the survey. The addition requires a requires ZBA approval under Section 2.4.3 b of the Regulations for an addition to a non-conforming structure.

**Housatonic Council, Boy Scouts of America, Camp Strang, 278 West St., replace dining hall.** Met with architect on-site and discussed replacement. Since the new building will be larger than the existing it will require Site Plan approval from PZC.