



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: 8-24 Recommendation Referral on proposed acquisition of vacant property owned by Alfred E Wright & Peter Fay, Sharon Turnpike, Assessor's Map 06-008-076
Date: April 19, 2023

The Goshen Board of Selectmen has submitted a letter requesting an 8-24 recommendation from the Planning & Zoning Commission regarding acquisition of a 13.84-acre parcel of land owned by Alfred E Wright & Peter Fay, Sharon Turnpike, Assessor's Map 06-008-076. The purpose of the acquisition is to construct a building for future municipal storage use by the Public Works Department and possibly the Goshen Volunteer Fire Department. The property is located in the RA-2, Residential – Agricultural Zone. A municipal storage building use, by the Town, will require Special Permit approval from the Planning & Zoning Commission under the Zoning Regulations, Section 3.3.1.5. A Special Permit Application, including a Site Plan, would need to be prepared in accordance with Article 4 and 5 of the Zoning Regulations and submitted to the Planning & Zoning Commission. Approval from the Torrington Area Health District, an encroachment permit from CT DOT, and approval from the Goshen Inland Wetlands Commission would be required prior to action by the Planning & Zoning Commission on the Special Permit / Site Plan. Notice to the Goshen Land Trust, who owns adjacent property will also be required as part of the application process. A public hearing on the Special Permit / Site Plan application will be required.

Prior to purchasing the land, a referral from the Board of Selectman to the Planning & Zoning Commission is required in accordance with Connecticut General Statutes Section 8-24. (See Section 8-24 below.)

"No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to

the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefore shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.”

I have met with both Garrett Harlow, Public Works Director, and Fire Chief Barry Hall regarding their municipal needs. Public Works has expensive equipment stored outside that should be stored inside but there is no more room at the Highway Garage. Chief Hall explains that they have emergency equipment stored inside in a manner that is difficult to get to and respond to an emergency as they have to move other equipment out of the way first.

I have also made a site visit to the property and met with Engineer, Bill Colby who is consulting for the Town on this project, and Richard Rossi, Sanitarian, Torrington Area Health District. They completed soil testing on the property for suitability of the soils to support a septic system. Mr. Colby and Mr. Rossi believe the soils are adequate to support an on-site subsurface septic system and reserve area. An Inland Wetlands Soils Report for the property has been completed and the wetlands flagged by Soils Scientist George Malia and submitted to Todd Carusillo, 1ST Selectman. There appears to be adequate area outside of the wetlands for the project. Garrett Harlow, Public Works Director, has prepared a concept plan to show where a building, parking area and possible ground mounted solar array could be located.

I recommend that the Commission make a favorable recommendation to the Board of Selectmen on the acquisition of the 13.84-acre parcel of land owned by Alfred E Wright & Peter Fay, Sharon Turnpike, Assessor's Map 06-008-076. I believe that this land would be appropriate for a municipal storage use and above ground solar array. Special Permit / Site Plan approval will be required prior to any future construction.