

TOWN OF GOSHEN, CT

GOSHEN TOWN HALL
42A North Street Goshen, CT 06756
860-491-2308 ext.232

12/16/2023

Draft

SPECIAL PERMIT APPLICATION

[x] New Special Permit Application; [] Amendment to Approved Special Permit

Applicant Information:

Name: scott olson
Address: 127 shelbourne drive goshen ct 06756
Phone: 8604598676 Fax:
Email: scott071672@gmail.com
Legal Interest:

Owner Information:

Name: SCOTT OLSON ENTERPRISES LLC
Address: 777 NORTH STREET GOSHEN, CT 06756
Phone: 8604598676 Fax:
Email: scott071672@gmail.com
[] Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: 777 NORTH STREET
Size: 15 Zone: RA5 Assessor's Map and Lot #: 07 022 00
Is the subject parcel within 500 ft. of the Town boundary? [] yes [x] no

Requested Use:

Application is made under Section 3.3.2.8 of the municipal zoning regulations, requesting approval of the following use: Country Club, as defined by the Goshen Planning and zoning rugulations. Specifically for tennis and/or pickleball.

Relationship of Proposed Special Use to the Plan of Development:

Benefits of Proposed Special Use to the Town:

I believe that the need and desire for this business model has been clearly established at a previous public hearing and I believe that the town supports this type of application.

Parties of Interest*:

Engineer/ Architect Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Developer/ Builder Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

*Complete information in this section as applicable.

Taxes:

Are all real estate, sewer use, and sewer assessment taxes current? yes no

Attached is proof of payment. (Required)

Fees:

\$60.00 (State Fee) + Town Fee* \$230.00 = \$290.00 (payable to the Town)

* Town fee is established by Town ordinance. + \$10.00 (Processing)

Signatures:

Signature of Owner(s) SCOTT OLSON ENTERPRISES LLC Date: 12/16/2023

Signature of Applicant(s) scott olson Date: 12/19/2023

Scott Olson Enterprises, LLC
777 North Street
Goshen, CT 06756

January 20, 2024

**Proposed Application for Special Permit for Country Club Under Goshen
P&Z Regulation 3.3.2.8 at 777 North Street, Goshen, Connecticut**

In anticipation of the P&Z commission considering my application dated 12/16/2023, I ask that all commissioners take notice of the following:

That the proposed application, as submitted, will seek to allow for an indoor tennis and/or pickleball facility to be operated under a special permit for a Country Club (*An establishment operated solely for recreational, social, benevolent or athletic purposes; such activities shall include but not be limited to the construction and operation of golf course facilities, tennis facilities, swimming pool facilities and restaurant facilities, the latter including the sale of alcoholic beverages provided a permit for the sale of the same is obtained from the appropriate agency or department of the State of Connecticut as defined in Goshen P&Z Regulation 2.2.2.) at 777 North Street, Goshen, CT.*

That 777 North Street is a 14.6 acre parcel of property located 3.7 miles north of the rotary on Route 63.

That the property is approximately 9 acres of high open meadow and completely surrounded on all sides with an approximate aggregate of 5 acres of dense forest including mature trees and thick underbrush.

That the existing improvements to the property include approximately 1200 feet of gravel driveway leading up to two agricultural barns. One barn is 7200 sq. ft and the other barn is 2400 sq. ft.

That neither of the two barns are visible from the street when there is foliage on the trees and nearly impossible to see even in the winter months.

That the 7200 sq. ft. barn (herein referred to as “*facility*”) will house the playing court area while the 2400 sq. ft barn will remain for agricultural purposes and exclusive of the facility.

That the facility shall consist of either one tennis court or up to three pickleball courts which will allow for a maximum of 2 or 6 players respectfully for singles play or 4 or 12 players respectfully for doubles play at any given time.

That outlined in the site plan is a proposed addition of bathrooms to be installed upon approval in accordance with Torrington Area Health standards.

That the anticipated hours of operation will be from 8am-7pm but with the flexibility to operate outside of those hours should the demand be able to sustain such hours.

That the anticipated number of employees is only one, but I reserve the flexibility to staff the facility as needed.

That although the regulation allows for a restaurant including the sale of beer, wine and liquor, I have no intention or desire to serve either food or alcohol with the possible exception of bottled soft drinks and water.

Supporting Criteria for Regulation 5.3.1.

In an effort to recognize the high demand for indoor pickleball, my application seeks to fill a void for indoor social, athletic and recreational activity to be enjoyed predominantly by Goshen residents. My anticipation of “predominantly Goshen” is derived from the realization that this facility basically sits hidden from

plain view in the middle of an open field surrounded by trees and will most likely lack the allure of drawing a “commuter clientele.”

There exists considerable evidence along with supporting engineered documents for this commission to find favorably of my application in relation to regulation 5.3.1. as follows:

5.3.1.a

Specifically, the proposed activity will not create any conditions that could endanger public health, safety and welfare.

All activities will be conducted within the facility and the impact on the neighboring properties and town as a whole will be extremely low or even arguably non-existent. Realistically, whether the barn holds agricultural equipment or racquet-sport athletes, the difference would have no impact on anyone outside of the facility. One could argue that the nature of such activities will only increase the public’s *“health, safety and welfare.”*

5.3.1.b

Vehicle access is adequate to ensure that traffic hazards will not result. The entrance is on State Highway 63. The sight-line exceeds 1000 feet on the north side and nearly 800 feet on the south. Parking is more than adequate as outlined on the site plan and there is ample room for vehicles to maneuver in and out of the parking area.

5.3.1.c

There will be no adverse impact on natural resources.

All facility upgrades are subject to TAH approval including but not limited to proposed bathroom facilities, septic system and potable water. There will be no change in the topography nor will any land-clearing be necessary to execute this plan. The site plan is engineered by Colby Excavating of Goshen and bears the official stamp indicating that the plan complies with all local engineering specifications.

5.3.1.d

There will be no adverse effects upon the existing and probable future character of the neighborhood or its property values. As discussed and demonstrated at length, this barn already exists and to no detriment to the neighborhood. It is an attractive, forest green structure which is almost well hidden from all directions. Any activity that takes place inside will be completely unknown to anyone outside

of the building. No parked cars will be visible to anyone who is not on the property including but not limited to neighbors, passer-byes or pedestrians

5.3.1.e

The proposed activity will not hinder the orderly and appropriate development of adjacent property. Basically, whatever activity that occurs within the barn will be completely immaterial to any adjacent properties or their owners. Whether the occupants are playing tennis, pickleball, poker, beer-pong, Monopoly, ballroom dancing or any other activity, it will be completely unknown to anyone on the outside of the facility. The parking area will be viewable only to clients or trespassers and completely hidden from all neighboring homes.

5.3.1.f

There is adequate natural or structural screening or landscaping provided to minimize visual and auditory impact. Basically, I do not think there is a better parcel of property in Goshen to ensure this safeguard. There are two houses on the south side and one on the north side that with some effort might be able to see the facility from their house, but only in the winter months and they have to look through hundreds of feet of thick trees and undergrowth. It is worthwhile to point out that the average distance of these three homes to the facility exceeds 1000 feet. As far as auditory impact, if i were to fall at the barn and scream for help, nobody would hear me.

5.3.1.g

The water supply, sewage disposal and storm water drainage will conform with accepted engineering criteria and meet approval of TAH district. See proposed site plan and septic and storm water designs.

Signed *Scott Olson*

Date *01/20/2024*



N/E
FRANK ROBERT DILLON
VOL. 124 / PG. 540

N/E
FRANK ROBERT DILLON
VOL. 124 / PG. 540

N/E
FRANK ROBERT DILLON
VOL. 124 / PG. 540

N/E
FRANK ROBERT DILLON
VOL. 124 / PG. 540

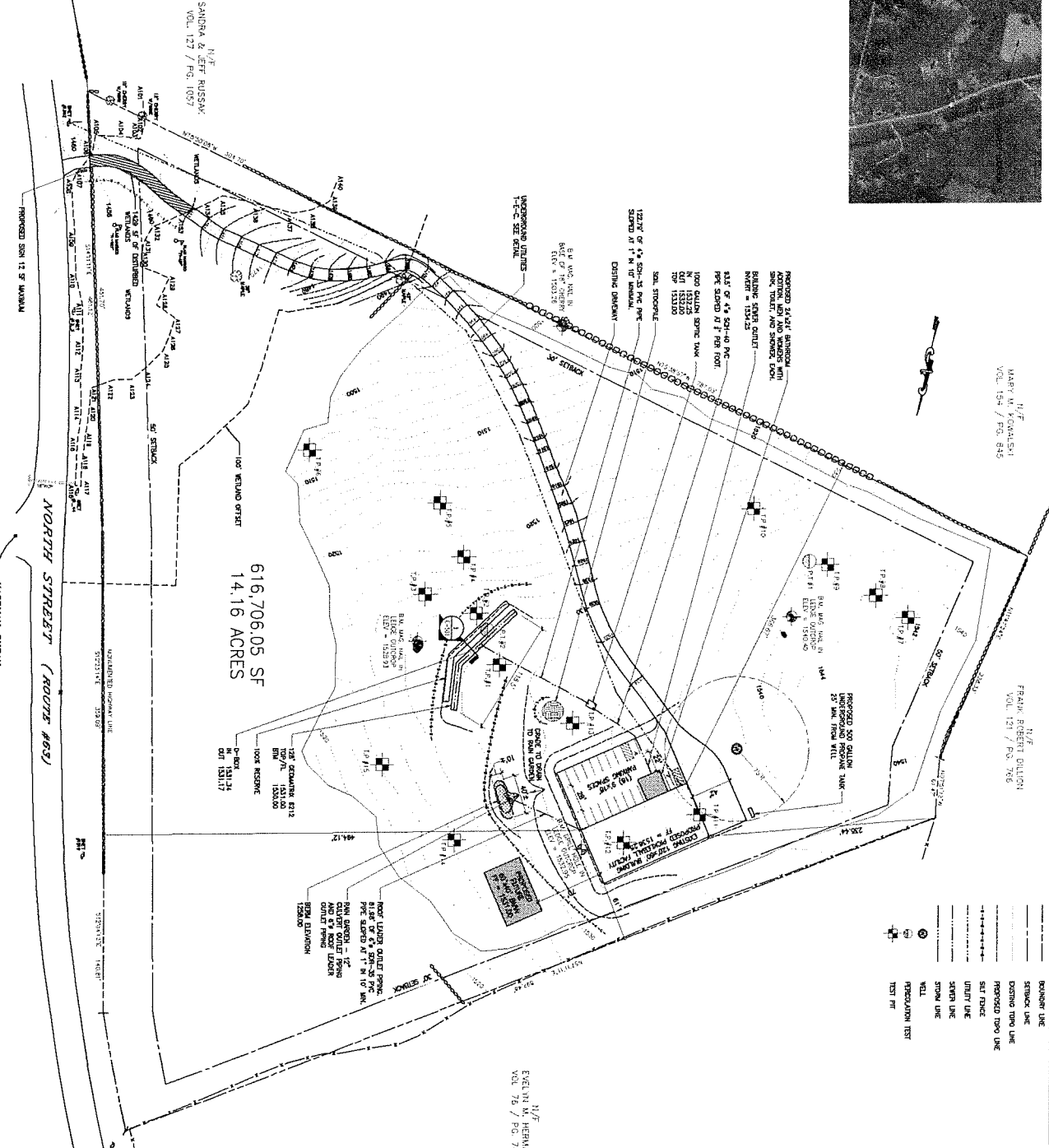
SYMBOLS LEGEND

- BOUNDARY LINE
- STRUCK LINE
- DRAINAGE PIPE LINE
- PROPOSED DRIVE LINE
- SET POINT
- UTILITY LINE
- STAKE LINE
- WELL
- PROPOSED LOT
- TEST PIT

ZONING & PARKING SUMMARY

ZONE	PERMITTED USES	PERMITTED SQUARE FEET	PERMITTED PARKING SPACES
RS-3	PROPOSED SITE & USE SUMMARY	14,160 SQ. FT.	141 SPACES
RS-3	PROPOSED SITE & USE SUMMARY	14,160 SQ. FT.	141 SPACES

1 SITE DEVELOPMENT PLAN



616,706.05 SF
14.16 ACRES

NORTH STREET (ROUTE #63)

HICKMAN-SHEAN ROAD

EXHIBIT N/E
VOL. 76 / PG. 740

PROJECT DESCRIPTION

The subject property is a 14.16-acre parcel located off North Street, Goshen, Connecticut. The property has been zoned RS-3 (Residential Single-Family). The proposed development consists of a 14,160 square foot building, a parking lot, and associated site improvements. The building will be used for a pickle ball facility. The site is bounded by North Street to the north, Hickman-Shean Road to the west, and an undeveloped parcel to the east. The proposed development is shown on the attached site plan.

SEDDIMENT & EROSION CONTROL PLAN

The applicant proposes to install a sediment and erosion control system to prevent sediment from leaving the site during construction. The system will consist of a sediment trap, a silt fence, and a straw bale barrier. The sediment trap will be located at the entrance to the site from North Street. The silt fence will be located along the boundary with the undeveloped parcel to the east. The straw bale barrier will be located along the boundary with Hickman-Shean Road to the west. The system will be installed before any earthmoving begins and will be maintained throughout the construction period.

CONSTRUCTION PHASING SEQUENCE

1. SITE PREPARATION: CLEARING, GRADING, AND EROSION CONTROL MEASURES.
2. FOUNDATION WORK: EXCAVATION AND CONCRETE FOUNDATION FOR BUILDING AND UTILITY STRUCTURES.
3. FLOOR SLAB WORK: POURING AND CURING OF FLOOR SLABS FOR BUILDING AND UTILITY STRUCTURES.
4. ROOF WORK: INSTALLATION OF ROOFING SYSTEMS FOR BUILDING AND UTILITY STRUCTURES.
5. EXTERIOR FINISHES: INSTALLATION OF EXTERIOR WALLS, WINDOWS, AND DOORS FOR BUILDING AND UTILITY STRUCTURES.
6. INTERIOR FINISHES: INSTALLATION OF INTERIOR WALLS, FLOORS, AND CEILING FOR BUILDING AND UTILITY STRUCTURES.
7. MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) WORK: INSTALLATION OF MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS FOR BUILDING AND UTILITY STRUCTURES.
8. PAINT WORK: PAINTING OF INTERIOR AND EXTERIOR SURFACES FOR BUILDING AND UTILITY STRUCTURES.
9. LANDSCAPING: INSTALLATION OF LANDSCAPING MATERIALS AND PLANTING OF TREES AND SHRUBS.
10. SITE RESTORATION: RESTORATION OF EROSION CONTROL MEASURES AND REGRADING OF DISTURBED AREAS.
11. FINAL INSPECTION AND AS-BUILT DOCUMENTATION: CONDUCTING A FINAL INSPECTION OF THE PROJECT AND PREPARING AS-BUILT DOCUMENTATION.
12. PROJECT COMPLETION: COMPLETION OF ALL PROJECT WORK AND OBTAINING OF A FINAL CERTIFICATE OF OCCUPANCY.

SEPTIC ENGINEERING NOTES

1. EXISTING SEPTIC SYSTEM TO REMAIN AS SHOWN ON THE ATTACHED SEPTIC SYSTEM PLAN.
2. THE EXISTING SEPTIC SYSTEM SHALL BE MAINTAINED AND REPAIRED AS NEEDED.
3. THE EXISTING SEPTIC SYSTEM SHALL BE DELETED AND A NEW SEPTIC SYSTEM SHALL BE INSTALLED AS SHOWN ON THE ATTACHED SEPTIC SYSTEM PLAN.
4. THE NEW SEPTIC SYSTEM SHALL BE INSTALLED AND OPERATING BY THE DATE OF COMMENCEMENT OF CONSTRUCTION.
5. THE NEW SEPTIC SYSTEM SHALL BE DESIGNED TO SERVE THE PROPOSED DEVELOPMENT AND THE EXISTING DEVELOPMENT.
6. THE NEW SEPTIC SYSTEM SHALL BE DESIGNED TO MEET ALL APPLICABLE REGULATORY REQUIREMENTS.
7. THE NEW SEPTIC SYSTEM SHALL BE DESIGNED TO PROTECT THE UNDERLYING GROUND AND SURFACE WATER RESOURCES.
8. THE NEW SEPTIC SYSTEM SHALL BE DESIGNED TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC.
9. THE NEW SEPTIC SYSTEM SHALL BE DESIGNED TO PROTECT THE ENVIRONMENT.
10. THE NEW SEPTIC SYSTEM SHALL BE DESIGNED TO PROTECT THE CULTURAL AND HISTORICAL RESOURCES.
11. THE NEW SEPTIC SYSTEM SHALL BE DESIGNED TO PROTECT THE VISUAL QUALITY OF THE AREA.
12. THE NEW SEPTIC SYSTEM SHALL BE DESIGNED TO PROTECT THE AIR QUALITY OF THE AREA.
13. THE NEW SEPTIC SYSTEM SHALL BE DESIGNED TO PROTECT THE SOIL QUALITY OF THE AREA.
14. THE NEW SEPTIC SYSTEM SHALL BE DESIGNED TO PROTECT THE WATER QUALITY OF THE AREA.

CEC Colby Engineering And Consulting, LLC
4 BRYNMOOR COURT
GOSHEN, CONNECTICUT 06756
(860) 491-9564

DES'D BY : WGC
APP'D BY : WGC
DRAWN BY : JMM
SCALE : AS-NOTED
DATE : 09-01-22
REVISION DATE : 01-17-24

PROPOSED PICKLE BALL FACILITY
PREPARED FOR SCOTT OLSON
777 NORTH STREET PROPERTY
GOSHEN, CONNECTICUT

22035
CS-101

Martin Connor

From: Martin Connor
Sent: Tuesday, January 23, 2024 10:11 AM
To: 'Scott Olson'
Cc: 'bcolby@optonline.net'; 'Jonathan Carroll'
Subject: RE: Scott Olson Enterprises LLC, 777 North Street, Special Permit application for a Country Club Use - Tennis/ Pickleball

Hi Scott, I met this morning with Bill Colby and reviewed the Site Plan. I have the following comments:

1. The Zoning Chart should list the existing property use as "Agricultural Use" not "Storage." The 2 existing barns were approved for agricultural use only. Barn 2 will remain for agricultural use per the narrative submitted.
2. The width of the existing driveway is not shown on the site plan. The driveway needs to be wide enough to accommodate 2-way travel and may need to be widened to 18 ft. Widening the driveway to accommodate 2-way travel could be a condition of approval.
3. The Lighting Plan is outstanding.
4. TAHD approval is outstanding.
5. A proposed floor plan should be submitted for the pickleball building.

I will recommend that the PZC set a public hearing on the application for 2/27/24.

Thanks, Marty

Martin J. Connor, AICP
Town Planner, Zoning & Wetlands Enforcement Officer
Town of Goshen
42A North Street
Goshen, CT 06756
860-491-2308 Ext 232

From: Scott Olson <scott071672@gmail.com>
Sent: Sunday, January 21, 2024 2:40 PM
To: Martin Connor <landuse@goshenct.gov>
Cc: bcolby@optonline.net; Jonathan Carroll <joncarrollforpandz@gmail.com>
Subject: Re: Scott Olson Enterprises LLC, 777 North Street, Special Permit application for a Country Club Use - Tennis/ Pickleball

Marty,

As requested, please see that attached narrative that shall be submitted along with the updated site plan. Bill Colby will be delivering the site plan to you Tuesday morning.

Regards,
Scott

On Thu, Jan 18, 2024 at 10:00 AM Martin Connor <landuse@goshenct.gov> wrote:

Hi Scott, for your application to be complete we will need:

1. Site Development Plan prepared in accordance with Section 4.3 of the Regulations. I reviewed those requirements with Mr. Colby last week.
2. A narrative from you describing your proposed use including hours of operation, number of employees, estimated clients, number of courts. Are there going to be outside courts. Will both barns be used for pickleball?
3. The Commission will be evaluating your Special Permit application in accordance with Section 5.3.1 of the Regulations so your narrative should address this Section:

5.3.1. A Special Permit shall not be granted unless the Commission finds the following:

5.3.1.a: That the proposed activity will not create any conditions that could endanger public health, safety and

welfare.

5.3.1.b: That vehicle access is adequate to assure that traffic hazards will not result, and that there will be adequate

off-street parking spaces for the proposed uses.

5.3.1.c: That there will be no adverse impact upon natural resources.

5.3.1.d: That there will be no adverse effects upon the existing and probable future character of the neighborhood

or its property values.

5.3.1.e: That the proposed activity will not hinder the orderly and appropriate development of adjacent property.

5.3.1.f: That there is adequate natural or structural screening or landscaping provided to minimize visual and

auditory impact.

5.3.1.g: That the water supply, the sewage disposal, and the storm water drainage shall conform with accepted

engineering criteria; comply with all standards and be approved by the appropriate regulatory authority;

and not unduly burden the capacity of such facilities or the environment.

5.3.1.h: The proposed use will not conflict with the purposes of the Regulations.

Please call me if you have any questions. Marty

Martin J. Connor, AICP

Town Planner, Zoning & Wetlands Enforcement Officer

Town of Goshen

42 North Street

Goshen, CT 06756

860-491-2308 EXT 232



L Clinton <lclinton@goshenct.gov>

Public Hearing Paperwork

1 message

L Clinton <LClinton@goshenct.gov>


Wed, Jan 24, 2024 at 12:55 PM

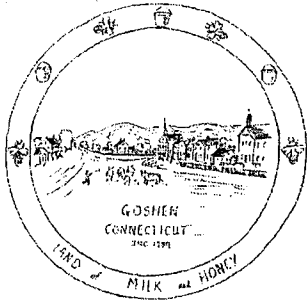
To: Scott Olson <scott071672@gmail.com>

Cc: Martin Connor <mconnor@goshenct.gov>

Good afternoon Scott! Here is an emailed copy of your Public Hearing paperwork and hard copy will be mailed to you.
Thank you!

Sincerely,
Lori Clinton
Commission Clerk

 **olson 777 north st.pdf**
93K



TOWN OF GOSHEN

42A NORTH STREET, GOSHEN, CT 06756
PHONE (860) 491-2308 x 232 FAX (860) 491-6028

Planning and Zoning Commission

January 24, 2024

Scott Olson
127 Shelbourne Drive
Goshen, CT 06756

RE: Scott Olson Enterprises, 777 North Street, Special Permit application for Country Club Use - Tennis/Pickleball

Dear Mr. Olson:

The Planning and Zoning Commission has scheduled a public hearing on the above application in the Conference Room at Goshen Town Hall, 42 North Street, Goshen, CT and via Zoom Virtual Meeting, on Tuesday, February 27, 2024 at 7:30PM.

Section 5.3 of the Goshen Zoning Regulations, which outlines your notification requirements, is listed in part below:

Section 5.3: Required Hearings and Decisions

The Commission shall conduct a public hearing on any application for a Special Permit. Such hearing shall commence within 65 days after receipt of such application and shall be completed within 35 days. The Commission shall render a decision on the application and related Site Plan within 65 days of completion of the hearing. The applicant may withdraw the application or may consent to an extension of any period specified in this paragraph, provided such extension shall not be longer than 65 days total.

At least 10 days prior to the public hearing, the applicant shall send a notice of the public hearing to persons who own land that is adjacent to the land that is subject of the hearing. The proof of mailing shall be evidenced by a certificate of mailing, and the person who owns the land shall be the owner indicated on the property tax map or on the last completed grand list as of the dates such notice is mailed. The notice shall indicate the reason for the hearing, hearing date, time and location of the hearing. Evidence of mailing shall be presented to the Planning and Zoning Commission at or before the public hearing.

A sample notification letter is included for your reference. Please be aware that notification to your abutting neighbors must be sent out no later than February 17, 2024. Feel free to contact the Land Use Office at (860) 491-2308 ext. 232 if you have any questions regarding this matter.

Sincerely,

Lori Clinton
Commission Clerk
Enclosure

**Scott Olson
127 Shelbourne Drive
Goshen, CT 06756**

TO: All abutting neighbors and property owners of 777 North Street, Goshen

RE: Scott Olson Enterprises, 777 North Street, Special Permit application for a Country Club Use - Tennis/Pickleball.

Please be advised that I am applying to the Planning and Zoning Commission for a special permit for Country Club Use - Tennis/Pickleball, 777 North Street, Goshen, CT 06756.

The Public Hearing will be on Tuesday, February 27, 2024 at 7:30PM at Goshen Town Hall.

At the public hearing interested persons may appear and be heard, and written communications will be received.

Copies of the application are on file and available for inspection in the Land Use Office, Town Hall Conference Room, 42 North Street, which is open on Tuesdays and Thursdays between 7:30AM and 9:45AM. The Land Use Department's phone number is (860) 491-2308 extension 232.

Sincerely,

Scott Olson
127 Shelbourne Drive
Goshen, CT 06756

RepublicanAmerican

389 Meadow Street • Waterbury, CT 06702 • 1-800-992-3232

Classified Advertising Proof

Account Number: 31904
Order Number: RA0917111

GOSHEN, TOWN OF
42C NORTH STREET
GOSHEN, CT 06056
860-491-3647

Title: Republican-American | **Class:** L-Legal -Public Notice 019
Start date: 2/16/2024 | **Stop date:** 2/23/2024 |
Insertions: 2

Title: Rep-Am.com | **Class:** L-Legal -Public Notice 019
Start date: 2/16/2024 | **Stop date:** 2/23/2024 |
Insertions: 2

Notice of Public Hearing Town of Goshen Planning and Zoning Commission

The Town of Goshen Planning and Zoning Commission will hold the following public hearing on Tuesday, February 27, 2024 at 7:30PM in the Conference Room at Goshen Town Hall, 42 North Street, Goshen CT and via Zoom meeting. The link can be found at the Town of Goshen website.

Scott Olson Enterprises LLC, 777 North Street, Special Permit application for a Country Club Use - Tennis/Pickleball

At this public hearing, interested persons may appear and be heard and written communications received. Copies of the application are available for inspection in the Land Use Office in Goshen Town Hall, 42 North Street, Goshen, CT.

Dated this 24th day
of January, 2024
Jon Carroll, Chairman
Planning &
Zoning Commission
R-A February 16 & 23, 2024

Total Order Price: \$167.04

Notice of Public Hearing
Town of Goshen
Planning and Zoning Commission

The Town of Goshen Planning and Zoning Commission will hold the following public hearing on Tuesday, February 27, 2024 at 7:30PM in the Conference Room at Goshen Town Hall, 42 North Street, Goshen CT and via Zoom meeting. The link can be found at the Town of Goshen website.

Scott Olson Enterprises LLC, 777 North Street, Special Permit application for a Country Club Use - Tennis/Pickleball

At this public hearing, interested persons may appear and be heard and written communications received. Copies of the application are available for inspection in the Land Use Office in Goshen Town Hall, 42 North Street, Goshen, CT.

Dated this 24th day of January, 2024
Jon Carroll, Chairman
Planning & Zoning Commission
lc

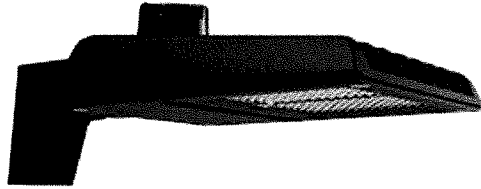
TO BE PUBLISHED IN *THE REPUBLICAN-AMERICAN*

Please publish on the following dates: **Friday, February 16, 2024 & Friday, February 23, 2024**

Please Bill: Town of Goshen – P&Z
42A North Street
Goshen, CT 06756

To be posted on the Town of Goshen website

Received Jan 25, 2024 @ 9:11 A.M.
Attest Barbara Z. Buer
Goshen Town Clerk



Color: Bronze

Weight: 11.2 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant
120V	0.58A/0.50A/0.41A
208V	0.33A/0.29A/0.24A
240V	0.29A/0.25A/0.21A
277V	0.25A/0.22A/0.18A
Input Watts	47.4-72.6W

LED Info

Watts	70/60/50W
Color Temp	3000K/4000K/5000K
Color Accuracy	81-84 CRI
L70 Lifespan	100,000 Hours
Lumens	7,182-10,708 lm
Efficacy	136.1-162.7lm/W lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Field Adjustable Light Output:
70W/60W/50W (factory default: 70W)
Color Temperature Selectable:
3000K, 4000K and 5000K (factory default:4000K)

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 4ft (1.2m) of the ground.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP66 for dust and water

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: S-M7F5C6

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

70W: Replaces up to 350W Metal Halide (MH) or 200W High Pressure Sodium (HPS)
60W: Replaces up to 250W Metal Halide (MH) or 200W High Pressure Sodium (HPS)
50W: Replaces up to 200W Metal Halide (MH) or 150W High Pressure Sodium (HPS)

Electrical

Driver:

Constant Current, Class 1, 120-277V, 50/60 Hz:
70W: 120V: 0.58A, 208V: 0.33A, 240V: 0.29, 277V: 0.25A
60W: 120V: 0.50A, 208V: 0.29A, 240V: 0.25, 277V: 0.22A
50W: 120V: 0.41A, 208V: 0.24A, 240V: 0.21A, 277V: 0.18A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

4.21% at 120V, 7.76% at 277V

Power Factor:

99.7% at 120V, 94.6% at 277V

7-Pin Receptacle with Shorting Cap:

ANSI C136.41 7-pin receptacle, compatible with wireless control systems

Surge Protection:

6kV

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Technical Specifications (continued)

Housing:

Die-cast aluminum

Effective Projected Area:

1 Fixture: 0.3
2 Fixtures: 0.7
3 Fixtures: 1.2
4 Fixtures: 1.2

Mounting:

Adjustable universal pole mount (standard).
Slipfitter and wall mount accessory available.

Finish:

Formulated for high durability and long-lasting color

Gaskets:

High-temperature silicone gaskets

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Optical

BUG Rating:

Type 4
70W: B2 U0 G2
60W: B2 U0 G2
50W: B2 U0 G2

Other

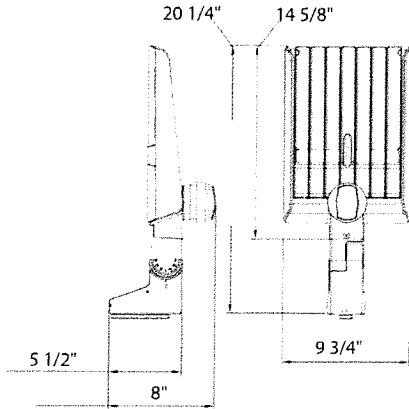
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions

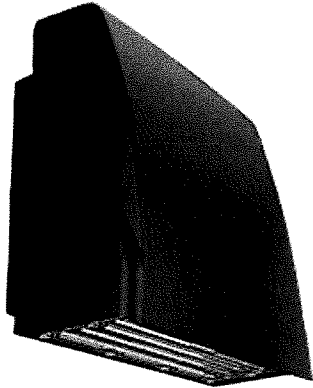


Features

- DLC Premium listed
- Adjustable Universal Pole Mount
- 7-Pin Receptacle with Shorting Cap
- IP66 Rated
- 100,000-Hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family	Optics	Wattages	Mounting	Color Temp	Finish	Voltage	Options
A22	4T	70	Blank = Universal Adjustable Pole Mount	Blank = 3000K/4000K/5000K CCT Adjustable	Blank = Bronze W = White B = Black	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming	Blank = 7-Pin Receptacle with Shorting Cap /MVS = 7-Pin Receptacle with Shorting Cap and Microwave Occupancy Sensor
	Blank = Type III 2T = Type II 4T = Type IV 5T = Type V	70 = 70/60/50W 100 = 100/80/60W 150 = 150/120/100W 200 = 200/180/160W 320 = 320/280/250W					



Color: Bronze

Weight: 3.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.25A
208V	0.20A
240V	0.15A
277V	0.12A
Input Watts	29.4/28.4/29.7W

LED Info

Watts	30W
Color Temp	3000K/4000K/5000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	3540/3813/3768 lm
Efficacy	120.5/134.1/127 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PL8HS37YLUB0

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 175W Metal Halide

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.25A, 208V: 0.20A, 240V: 0.15A, 277V: 0.12A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V Integrated button photocell included.

Surge Protection:

L-N:2.5KV,L/N-GND:2.5KV

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Ambient Temperature :

Max Power Temp Rating: 50°C (122°F)
Middle Power Temp Rating: 50°C (122°F)
Low Power Temp Rating: 50°C (122°F)

Housing:

Precision die-cast aluminum housing and door frame

Lens:

Polycarbonate lens

Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:

Adjustable from 0° (full cutoff) to 90°. 7 settings at 15° each.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Note:

All values are typical (tolerance +/- 10%)

Technical Specifications (continued)

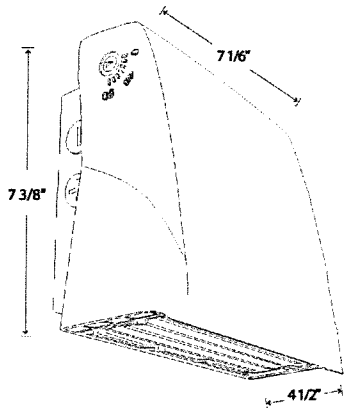
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Selectable CCT
- Adjustable cutoff
- Integrated photocell
- 0-10V dimming, standard

Ordering Matrix

Family	Wattage	Style
SLIM17FA	30	ADJ

15 = 15W ADJ = Angle Adjustable
30 = 30W

Martin Connor

From: Martin Connor
Sent: Thursday, February 15, 2024 10:47 AM
To: 'Scott Olson'; 'bcolby@optonline.net'
Cc: Tom Stansfield; Jonathan Carroll; 'L Clinton'
Subject: Scott Olson, 777 North Street, Special Permit Use - Country Club

Hi Scott, thanks for coming in and meeting with me this morning regarding your pending Special Permit Use - Country Club application. Bill Colby dropped off a set of updated plans for my review. Here are my comments which we discussed:

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 Inland Wetlands Commission approval. The Planning & Zoning Commission will need to keep the public hearing open until a report from the Inland Wetlands Commission is received. You need to file an Inland Wetlands application for the driveway widening and get on the Inland Wetlands Commission's 3/7/24 meeting agenda.
2. The Lighting Plan is outstanding.
3. TAHD approval is outstanding.
4. A proposed floor plan should be submitted for the pickleball building.

Thanks, Marty

Martin J. Connor, AICP
Town Planner, Zoning & Wetlands Enforcement Officer
Town of Goshen
42 North Street
Goshen, CT 06756
860-491-2308 EXT 232