

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*

