



## 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:** June 23, 2023

**Johanna Kimball, Tywood Associates LLC, 61 Sharon Turnpike, Special Permit application for a change of use from real estate office to retail use:** Met with Roger Kimball and discussed the change of use. The property is located in the CB Zone so the change of use requires special permit Approval. No changes to the exterior of the building or parking lot are proposed. TAHD approval for the change has been granted. I reviewed the application and wrote a memo to the Commission recommending approval of the Special Permit application.

**William Colby for Buzzienna, East Cornwall Rd., Assessor's Map 08-001-00, subdivision:** Met with project engineer, surveyor, owner and TAHD Sanitarian and discussed subdivision. Made site visit to the property. One building lot is proposed with the remaining land to be restricted for agricultural use only – not a building lot. The Inland Wetlands Commission granted approval 6/1/23. I reviewed the Subdivision application, maps, plans and documents and wrote a memo to the Commission recommending approval of the subdivision with conditions.

**Jeremiah Sattazahn for Regional School District #6, 50 North Street, 12' x 24' pavilion for an outdoor teaching space and shade for playground area:** PZC approved the site plan at the 4/25/23 Meeting. Met with member of the PTO regarding slightly altering the location. A Zoning Permit has not yet been applied for.

**Linda Merchant, Accessory Buildings – no permits, 26 Flora Road:** Issued a Zoning Violation letter requesting voluntary compliance to property owner. 3 accessory buildings were constructed on the property without the necessary Inland Wetlands, Zoning, Torrington Area Health District and Building Permits. The Zoning Violations have been corrected and required Inland Wetlands Permit filed.

Issued 23-17 ZP to Jeff Cole, 65 Sandy Beach Rd., construct shed.

Issued 23-18 ZP to Drakeley Pool Company, 155 Pie Hill Rd., construct in-ground pool.

Issued 23-19 ZP to Ed & AJ Building & Remodeling, LLC, 767 Paxton Ct., construct dwelling.

Issued 24-20 ZP to Michael Leonard, 22 School Hill Rd., construct shed.

Issued 24-21 ZP to Harold H Tingley, 118 West Street, construct garage additions.

Attended Connecticut Chapter of APA Hot Topics in Land Use Law and Practice Seminar on 6/9/23 in Hartford CT.

Attended CT Association of Zoning Enforcement Officers Meeting, Dealing with Difficult People, on 6/16/23 in Southington CT.