



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: Resmi Rizvani, change of use from beauty salon to restaurant use, 59 Torrington Road, Unit B-2
Date: May 17, 2022

Resmi Rizvani has filed a Special Permit application for a change of use from a beauty salon to restaurant use at 59 Torrington Road, Unit B-2. He plans to expand his current restaurant, Goshen Pizza in Unit B-1 into the adjacent unit, B-2. The property is 8.44 acres in size and is located in the GB, General Business Zone. It is owned by the Goshen Housing Trust, Inc., who has provided Mr. Rizvani with written authorization to apply for the change of use. The proposed restaurant use is a permitted use in the GB Zone per Section 3.5.2 of the Regulations subject to the Special Permit Requirements of Article 5.3.1. I've met with the applicant and made a site visit to the property. A public hearing is required for this change of use. The applicant has submitted approval from the Torrington Area Health District to demonstrate that the septic system and water supply is sufficient for the proposed use. He is planning seating for 6 tables plus some counter seating. No changes in lighting or signage are proposed at this time. No exterior changes are proposed to the building. Adequate on-site parking exists for the proposed change of use.

There are no regulated Inland Wetlands activities proposed. This constitutes a favorable report from the Inland Wetlands Commission.

To approve the Special Permit application, the Commission needs to make a finding that the proposed restaurant use complies with Section 5.3.1 of the Regulations as follows:

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.

Conclusion

In my opinion the Commission can make a finding that the specific and general conditions for Special Permit approval are met.

Cc: Resmi Rizvani
Goshen Housing Trust, Inc.