



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

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. The Commission approved the subdivision application 6/27/23, with conditions. Owners are requesting a 90 day extension to have pins and monuments set by surveyor and to present the recording mylar record subdivision map for endorsement by the Commission Chairman and to file the map on the land records. I recommend granting the extension as /requested.

Johanna Kimball, Tywood Associates LLC, 61 Sharon Turnpike, Special Permit application for a change of use from real estate office to retail use: The Commission approved the Special Permit application 6/27/23. New retail tenant has moved in and is open for business.

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 been issued and construction is near completion.

Danielle & Zachary Mastrocola, 602 Sharon Turnpike, Accessory Buildings – no permits: Issued a Zoning Violation letter requesting voluntary compliance to property owner. A cover-it shed type accessory building was constructed on the property without the necessary Inland Wetlands, Zoning and Torrington Area Health District Permits. In addition, large rocks were pushed onto the complainant's, next door property. Met with the Complainants and their attorney onsite. Contractor is going to move the rocks and take down the covert-it shed.

Issued 23-22 to Pete Conroy, 104 West Street, construct dwelling.

Issued 23-23 to Jon and Jannelle Carroll, 85 Town Hill Rd., construct deck.

Issued 23-24 to Lorraine Lucas, 21 Bartholomew Hill Rd., construct addition.

Issued 23-25 to Michael and Sarah Leonard for Regional School District #6, 50 North Street, construct gazebo.

Issued 23-26 to John Provenzano, 26 Pond Ridge Rd., construct dwelling.

Issued 23-27 to Richard R. McCarty, 430 Torrington Rd., construct garage.

Issued 23-28 to Christine McLaughlin, 118 Sandy Beach Rd., construct deck.

Issued 23-29 to Michael Prause, 679 Sharon Turnpike, construct dwelling and 2 accessory buildings.

Issued 23-30 to Jeffrey M. Geddes, 241 Torrington Rd., replacing existing sign panel with new sign panel and use of sandwich board when real estate office is opened. (is sharing office area with Dismukes Engineering LLC. Area formerly occupied by Ron McCarthy Land Surveyor.

Issued 23-31 to Kyle Lundquist, 112 Ivy Mountain Rd., construct dwelling.

Attended the Goshen Business Circle's August 7th Meeting at the Goshen Historical Society at their invitation. They asked me to speak on the 2016 Plan of Conservation & Development.

- Why we need to renew the POCD in 2026.
- How community input is collected.
- Why the business community's input is vital to the economic portion of Business.