

TOWN OF GOSHEN

42A NORTH STREET GOSHEN, CT 06756-0187
PHONE 860 491-2308 x 232 FAX 860 491-6028

**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: February 22, 2024

Scott Olson, 777 North Street, Special Permit Use - Country Club: Scott Olson has filed a Special Permit Application to utilize an existing 120' x 60' agricultural barn on his property as an indoor pickleball/tennis facility. I met with Mr. Olson and his Engineer, Bill Colby, P.E., and discussed and emailed them the required information needed on the Site Plan. The application requires the Commission to hold a public hearing and review the application and plans in accordance with Article 4, Site Plan Requirements and Article 5, Special Permits. A tennis club is included in the definition of a Country Club in the Regulations. Mr. Olson submitted a narrative and an updated site plan titled, "Proposed Pickle Ball Facility, Prepared for Scott Olson, 777 North Street Property, Goshen, Connecticut," by Colby Engineering and Consulting, LLC, dated 9/1/22, revised 2/12/24, which I reviewed offered the following comments:

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 Commission approval. The Planning & Zoning Commission will need to keep the public hearing open until a report from the Inland Wetlands Commission is approved.*
2. *TAHD approval is outstanding.*
3. *A proposed floor plan should be submitted for the pickleball building.*

I recommend that the PZC continue the public hearing to the 3/26/24 PZC meeting in order to receive a report from the IWC and any of the above information still outstanding.

Alan C Rothfeld & Laura Colangelo, 24 Benjamin Lane, house addition – no zoning permit: Investigated a complaint that an addition was constructed at 24

Benjamin Ln. without the necessary building, zoning, and TAHD approvals. Met with Bill Colby, P.E., who is representing the owner. Made a site visit. A-2 Survey was requested. I met with Mr. Colby and reviewed the survey. The addition requires a requires ZBA approval under Section 2.4.3 b of the Regulations for an addition to a non-conforming structure.

Housatonic Council, Boy Scouts of America, Camp Strang, 278 West St., replace dining hall. Met with architect on-site and discussed replacement. Since the new building will be larger than the existing it will require Site Plan approval from PZC.

Read 2/27


Martin Connor


From: Stephanie Esteves <sesteves@allinc.org> on behalf of Stephanie Esteves
Sent: Sunday, February 18, 2024 12:56 PM
To: landuse@goshenct.gov
Subject: Pickle ball court


Hi I just heard about the pickle ball court being voted on next week! I think this is a great idea! There is very little to do indoors in winter months in the area and this is something the whole family can participate in. Please consider allowing this to pass for our community. It's a nice draw for new families as well into our community.

Stephanie Esteves Quality Enhancement Manager



 203-232-9822

 sesteves@allinc.org

 www.allinc.org



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Read 2/27

Martin Connor

From: billscott@optonline.net
Sent: Sunday, February 18, 2024 1:10 PM
To: landuse@goshenct.gov

To whom it may concern,
I am infavor of an indoor pickle ball facility at scott olsons property on rt 63 in goshen.
Bill Skoczylas
11 Equestrian dr
Goshen ct

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Spoke at
mtg

Martin Connor

From: Heidi Aleman <halemanrn@gmail.com> on behalf of Heidi Aleman
Sent: Tuesday, February 20, 2024 6:49 PM
To: landuse@goshenct.gov
Subject: Indoor Pickleball Court

Not
read

To whom it may concern;

I am writing to express my enthusiastic support for the establishment of an indoor pickleball court in Goshen, CT, to cater to the recreational needs of families in our community. As an avid pickleball player and a resident of Goshen, I believe that having an indoor facility will greatly enhance the quality of life for families in our area.

Pickleball has become increasingly popular across all age groups, offering a fun and engaging activity that promotes physical fitness and social interaction.

However, our community currently lacks adequate indoor facilities for pickleball or other healthy family activities, especially during inclement weather and colder months.

By investing in an indoor pickleball court, we can provide families with a safe and accessible space to enjoy this beloved sport year-round. Not only will it encourage physical activity and healthy lifestyles among residents, but it will also foster a sense of community and camaraderie as families come together to participate in friendly matches and tournaments. Furthermore, an indoor pickleball court would offer a recreational outlet for children, teenagers, adults, and seniors alike, promoting intergenerational bonding and social cohesion within our community. It would also attract visitors from neighboring towns, boosting local businesses and tourism in Goshen.

I believe that the establishment of an indoor pickleball court aligns with our community's values of promoting health, wellness, and inclusivity. Therefore, I urge you to consider this proposal seriously and allocate the necessary resources to make it a reality. Thank you for your attention to this matter. I look forward to seeing the positive impact that an indoor pickleball court will have on our community.

Sincerely, Heidi Aleman
61 Ashley drive
Goshen, CT

Read at 2/27

Martin Connor

From: Yuval Cohen <ycohen1@verizon.net> on behalf of Yuval Cohen
Sent: Saturday, February 24, 2024 8:24 AM
To: landuse@goshenct.gov
Cc: LMSW Mindy S. Cohen
Subject: We support the idea of an indoor PBall court

Many thanks.
Mindy and Yuval Cohen
127 Weldon Court
Goshen

Sent via hand held device

Read at 2/27

Martin Connor

From: diane scott <dianescotch@yahoo.com> on behalf of diane scott
Sent: Saturday, February 24, 2024 8:42 AM
To: landuse@goshenct.gov
Subject: Indoor pickleball court - Goshen, CT

To whom it May Concern:

I am in favor of the proposed indoor pickleball facility by Scott Olson on Route 63 North Goshen.

Sincerely,

Diane Skoczylas
11 Equestrian Drive
Goshen, CT

[Get Outlook for Android](#)

Read at 2/27

Martin Connor

From: Gary Wartels <garywartels@gmail.com> on behalf of Gary Wartels
Sent: Saturday, February 24, 2024 8:43 AM
To: landuse@goshenct.gov
Subject: In Door Pickle Ball Court

Dear Goshen Land Use and Planning Committee,

We are writing to support the proposal to create a year round in-door Pickle Ball Court in Goshen. This would be a great addition and help support community physical activity and have health benefits for everyone.

We hope this proposal passes. Thank you for your consideration and work on behalf of our community.

Gary and Carolyn Wartels
51 Paxton Court
Goshen, CT 06756

Sent from my iPhone

Read at 2/27

Martin Connor

From: ROBIN LE <rcbrunelle@yahoo.com> on behalf of ROBIN LE
Sent: Saturday, February 24, 2024 5:15 PM
To: landuse@goshenct.gov
Subject: Support for Construction of Tennis Court and Pickleball Center

Dear Planning & Zoning Commission,

I am writing to request your consideration for the construction of a new tennis court and pickleball courts in our town. As a resident and a sports enthusiast, I strongly believe that these facilities will not only enhance the quality of life for our community but also provide valuable recreational opportunities for all residents, regardless of age or skill level. Tennis and pickleball are popular sports that promote physical fitness, mental well-being, and social interaction. By adding these courts to our area, we can encourage residents to lead healthier lifestyles, engage in friendly competition, and build a sense of community. Additionally, these facilities will attract visitors to our town, boosting local businesses and stimulating economic growth. I understand that the construction of new facilities requires careful planning and consideration of various factors, including budget, location, and environmental impact.

I urge Planning & Zoning to prioritize the construction of a new tennis court and pickleball courts in our area and make this project a reality for the benefit of our community. Your support and approval of this initiative will have a lasting positive impact on our town and its residents. Thank you for considering my request.

Sincerely,

Robin Le

34 W. Hyerdale Dr.
Goshen, CT 06576
rcbrunelle@yahoo.com
860-940-1389

Read 2/27

Martin Connor

From: Tam Le <tledmd@hotmail.com> on behalf of Tam Le
Sent: Saturday, February 24, 2024 5:21 PM
To: landuse@goshenct.gov
Cc: scott071672@gmail.com
Subject: Support for Construction of Tennis Court and Pickleball Center in our Town

Tam Le
34 W. Hyerdale Dr.
Goshen, CT 06756
tledmd@hotmail.com
203.589.4321

2/23/24

Goshen Planning & Zoning
Goshen, CT 06756

Subject: Support for Construction of Tennis Court and Pickleball Center for Town Residents

Dear Planning & Zoning Commission,

I am writing to express my strong support for the proposed construction of a new tennis court and pickleball center for the residents of our town. As a longtime resident and avid sports enthusiast, I believe that investing in recreational facilities like these is crucial for the well-being and overall quality of life of our community members.

Tennis and pickleball are not only popular sports that promote physical fitness and healthy lifestyle habits but also foster a sense of community and camaraderie among players of all ages and skill levels. By providing dedicated facilities for these sports, the town council can encourage more residents to engage in physical activity, socialize with their neighbors, and enjoy the benefits of outdoor recreation.

Furthermore, the addition of a tennis court and pickleball center would enhance the overall appeal of our town, attracting new residents, visitors, and potential investors. These facilities could serve as a hub for hosting local tournaments, clinics, and social events, further contributing to the vibrancy and cohesion of our community.

I believe that investing in recreational infrastructure is an investment in the well-being and prosperity of our town. I urge the town council to prioritize the construction of the proposed tennis court and pickleball center and allocate the necessary resources to bring this project to fruition. By doing so, we can create a healthier, more active, and more connected community for generations to come.

Thank you for considering my perspective on this important matter. I look forward to seeing the positive impact that these new facilities will have on our town and its residents.

Sincerely,

Tam Le

Read 2/27/24

Martin Connor

From: Ellen Wulf <ellenwulf@gmail.com> on behalf of Ellen Wulf
Sent: Sunday, February 25, 2024 8:40 AM
To: landuse@goshenct.gov
Subject: Special Permit application for a Country Club Use - Tennis/Pickleball

To: Planning and Zoning Board Members

I am writing to support the approval of the special permit for an indoor tennis/pickleball facility in Goshen. There are many Goshen residents who participate in these sports and when the weather does not permit outdoor play, have to travel to other communities to play.

Please support this application so Goshen residents can enjoy these sports throughout the year in our own town.

Sincerely,
Ellen Wulf
281 West Hyerdale Dr.
Goshen, CT 06756

Sent from my iPad

Read 2/27/24

Martin Connor

From: Alan A. Kropa <nalaak@gmail.com> on behalf of Alan A. Kropa
Sent: Sunday, February 25, 2024 10:36 AM
To: Landuse@goshenct.gov
Subject: Scott Olsen Enterprises Special Permit Application

We are Pamela and Alan Kropa, 73 Ashley Dr, Goshen, CT 06756.
We have lived here for 3 years and are happy to call Goshen our home.

Shortly after moving in we met Mr. Olsen on the pickleball court. We found that he loved the area and he became our go to guy to ask questions about the area. We gave him the nickname of Mr. Goshen and have become good friends.

Pickleball is extremely popular in our area. There are 178 members of Woodridge Lake Team Reach scheduling app and 265 members of the North West Connecticut PickleBall Team Reach which encompasses the Goshen, Litchfield and Torrington area. We are blessed with beautiful outdoor courts at Woodridge Lake but when it rains or snows or it gets really cold we wish we could play somewhere inside.

As a successful business person Mr. Olsen has identified this and wants to create an indoor facility. The old saying "If you build it they will come." is appropriate here. This now empty building will be an income producing facility attracting players from the surrounding area.

This application should not be a political debate, it is a business application submitted by a strong successful business person with a proven success record.

We support Mr. Olsen's efforts and strongly urge Mr. Olsen's application be approved.

Respectfully submitted:

Pamela and Alan Kropa

Read 2/27/24

Martin Connor

From: Haydee Lancman <haydeelanc@icloud.com> on behalf of Haydee Lancman
Sent: Monday, February 26, 2024 8:09 AM
To: landuse@goshenct.gov
Subject: Indoor pickleball Goshen

To whom it may concern

We re in support of an indoor court for pickleball in Goshen.
We are residents at Woodridge lake

Haydee Lancman
Jay Tandler

Read 2/27/24

Martin Connor

From: Joyce LaKamp <joycedlakamp@gmail.com> on behalf of Joyce LaKamp
Sent: Monday, February 26, 2024 8:15 AM
To: landuse@goshenct.gov
Subject: Pickleball courts

We love the idea of pickleball courts in Goshen and support them being built!
Thank you



JOYCE LAKAMP
541 East Hyerdale
Goshen

917.838.3875

JoyceDlakamp@gmail.com

Read 2/27/24

Martin Connor

From: Lipkind_Ellen <elllip@bergen.org> on behalf of Lipkind_Ellen
Sent: Monday, February 26, 2024 8:23 AM
To: landuse@goshenct.gov
Subject: Indoor Pickleball facility

To whom it may concern,
I am a Goshen homeowner (32 Bentley Circle) and am in full support of the proposed indoor pickleball facility at 777 North Street and Goshen. I believe it will be a well utilized facility, encouraging the health and socialization of our Goshen residents to engage in physical activity especially during the cold months when it is difficult to exercise outside.

I very much hope to see this project considered as it will be a great benefit to Goshen residents!
Thank you,
Ellen Lipkind

Ellen Lipkind, PT, DPT
Doctor of Physical Therapy
Bergen County Special Services
Bleshman Regional Day School
elllip@bergen.org

Read 2/27/24

Martin Connor

From: david.a.hull@lmco.com
Sent: Monday, February 26, 2024 8:06 PM
To: landuse@goshenct.gov

Good evening my name is David Hull I live at 82 North street, I'm sending this email to express my support for the pickleball court that Scott Olson is trying to install. I think that this would be a great addition in a good location for many people of all ages to be able to enjoy. If you would like to personally speak to me about this feel free to give me a call. 203-751-2994

David Hull

Working leader machine spec comp. blades
2nd Shift Labor Steward
Areas 5 and 11
Teamsters Local 1150



Read 2/27/24

Martin Connor

From: Steve Hurwitz <shurwitz33@gmail.com> on behalf of Steve Hurwitz
Sent: Saturday, February 24, 2024 8:29 AM
To: landuse@goshenct.gov
Cc: rhonda hurwitz
Subject: Support for indoor Pickleball facility in town of Goshen.

To whom it may concern,

I am writing to support the idea that is being presented to establish an indoor Pickleball facility in Goshen Connecticut.

Certainly, many people have picked up this sport for a new form of exercise, recreation, and to meet new people.

I hope that the concept is approved so we can have some flexibility for recreation during inclement weather and Away to socialize with friends, especially in the winter months.

Indoor Pickleball alleviates any complaints about the noise factor.

Look forward to a positive discussion on the opportunity to build an indoor Pickleball facility in Goshen.

Regards,

Steve

Mobile 908 764 2423

Rec'd 2/27/24

Martin Connor

From: Elizabeth Adels <badels@gmail.com> on behalf of Elizabeth Adels
Sent: Saturday, February 24, 2024 8:31 AM
To: landuse@goshenct.gov
Subject: Pickleball facility

I am a resident of Goshen and I would like to express my excited support for Scott Olson application to construct a pickleball facility in our town. We are missing an indoor court that can be used in inclement weather and pickleball is a sport all of us can enjoy. Bantam uses an old gym. We do not have such a facility and an indoor venue in Goshen would be utilized by so many of our Goshen residents. It is a sport for the young and old, athletic and not so athletic. Please vote YES!!!

Beth Adels
badels@gmail.com
516.428.4650

Sent from my iPad

Read 2/27/24

Martin Connor

From: GAIL BAUCHMAN <drgbauchman@icloud.com> on behalf of GAIL BAUCHMAN
Sent: Saturday, February 24, 2024 9:03 AM
To: landuse@goshenct.gov
Subject: Pickleball in Goshen

I fully support Scott Olsen's proposal to build a pickleball facility in Goshen. It would be a wonderful and very used facility for Goshen. It would also enhance the community by allowing a place where members of the community can socialize and get exercise. A win win situation.

Dr. Gail Bauchman.

Sent from my iPhone

Read 2/27/24

Martin Connor

From: Leni Welte <leniwelte@icloud.com> on behalf of Leni Welte
Sent: Saturday, February 24, 2024 4:08 PM
To: landuse@goshenct.gov
Subject: Pickle ball courts

As a pickle ball player I am very much in favor of the indoor court That Scott is proposing. With the tremendous growth of the sport it will definitely be an asset to the town of Goshen.

Leni and Burt welte.

Sent from my iPhone

Read 2/27/24

Martin Connor

From: Meryl Goldberg <merylgoldberg@att.net> on behalf of Meryl Goldberg
Sent: Sunday, February 25, 2024 11:55 AM
To: landuse@goshenct.gov
Subject: Indoor Pickleball

My husband and I have owned a home in Goshen for 19 years. We are major proponents of having an indoor pickleball facility in the town. This will be a great enhancement to Goshen.

Meryl and Steven Goldberg
Sent from AT&T Yahoo Mail for iPhone

She spoke at mtg - did not read

Martin Connor

From: rhonda hurwitz <rhondahurwitz1@gmail.com> on behalf of rhonda hurwitz
Sent: Monday, February 26, 2024 4:02 AM
To: landuse@goshenct.gov
Subject: Please Approve the Indoor Pickleball Facility

TO: The Goshen Planning and Zoning Committee

To whom it may concern,

I'm a resident of Goshen who began playing pickleball 3 years ago. Today, I'm writing to support the establishment of an indoor Pickleball facility in Goshen Connecticut.

Pickleball is the fastest growing sport in the country, popular with all ages, and gets more popular with each passing year. However, we Goshen pickleball enthusiasts have to travel to the Pinewoods Racquet Club in Winsted, the YMCA in Torrington, or -- if one is invited by a Litchfield resident -- to Bantam in order to play indoors. It would be much more convenient to have access to this kind of recreational facility in our own town -- which is the reason I support the proposal before your Committee today.

I hope that Mr. Olson's proposal is approved so we can have some flexibility to play locally not just during inclement weather, but all year round.

P. S. Indoor Pickleball also alleviates any complaints about the noise factor that neighbors of outdoor facilities may have. This is a win-win solution for all involved.

THank you,

Rhonda Hurwitz
C: 914.645.8449
E: rhondahurwitz1@gmail.com

Read 2/27/24

Martin Connor

From: ALAN TEITELBAUM <drarteitelbaum@aol.com> on behalf of ALAN TEITELBAUM
Sent: Monday, February 26, 2024 6:31 AM
To: landuse@goshenct.gov
Subject: Pickleball facility

Sent from my iPhone. I am writing to support the construction of a pickleball community in Goshen. I am a resident of the town and feel it would be a great benefit to our community. Alan Teitelbaum, Goshen, CT

Read 2/27/24

Martin Connor

From: Janet Marlow <janetmarlow@gmail.com> on behalf of Janet Marlow
Sent: Monday, February 26, 2024 7:16 AM
To: landuse@goshenct.gov
Subject: Scott Olson Facility

Hello,

We encourage the opening of the pickleball facility for players.

Best,

Janet Marlow
Founder and CEO
(860) 459-8000



Read 2/27/24

Martin Connor

From: Debra Brandwein <patches823@gmail.com> on behalf of Debra Brandwein
Sent: Monday, February 26, 2024 7:37 AM
To: landuse@goshenct.gov
Subject: Indoor Pickleball court

My husband and I support the proposal to build an indoor Pickleball facility in Goshen. We believe that it will be used by the many Pickleball enthusiasts in our town during both the hot summer months and the cold winter season. We have many friends in other towns in Connecticut who enjoy indoor facilities, and we would love to enjoy the same benefits!

Debbie & Harvey Brandwein

Read 2/27/24

Martin Connor

From: Clint Thorn <cthorn20@optonline.net> on behalf of Clint Thorn
Sent: Tuesday, February 27, 2024 12:53 PM
To: Martin Connor
Subject: Proposed Pickleball facility

As per our conversation, I would support proposed facility as long as it meets the town of Goshen's Zoning requirements.

Thank you, Clint Thorn

Sent from Mail for Windows

Read 2/27/24

Martin Connor

From: nealwhite13@gmail.com
Sent: Tuesday, February 27, 2024 3:21 PM
To: landuse@goshenct.gov
Subject: P&Z Application for 777 North Street

Dear Goshen Planning & Zoning Commission,

I am writing in support of Mr. Olson's application regarding 777 North Street. Frankly, I love the concept of a recreational pickleball facility in Goshen and feel that it would be a great, low-impact addition to our town and community. Also, having known Scott for over 30 years, he is a well-respected business man and entrepreneur and I am confident that he will construct, own and operate this proposed facility with the same level of expertise and professionalism that he is known for. Lastly, the nature of this proposed use as I understand it will have no impact on the surrounding neighbors.

In light of all of the above, I am in favor of having this application granted and I ask that this letter be included in the file.

Best regards,
Neal White
Shelbourne Drive

Read 2/27/24

Martin Connor

From: Amy Breakell <stay@thesnuggery.net> on behalf of Amy Breakell
Sent: Tuesday, February 27, 2024 5:37 PM
To: landuse@goshenct.gov
Subject: Planning & Zoning Public Hearing 2/27/2024 at 7:30 P.M.

To: Martin J. Connor, AICP
Town Planner / Zoning & Wetlands Enforcement Officer

I support the Proposed application for special permit for Country Club under Goshen P&Z Regulation 3.3.2.8 at 777 North Street, Goshen, Ct

I believe this proposed application for a special permit aligns with the community's needs and the goals of Goshen's 2016 POCD. And, I support your swift approval of this application.

Please read this letter into the public record.

Thank you for your time this evening,

Amy Breakell GBC PRES.
16 North St
Goshen Ct 06756

Read 2/27/24

Martin Connor

From: Nancy <nflanagan709@gmail.com> on behalf of Nancy
Sent: Tuesday, February 27, 2024 6:47 PM
To: landuse@goshenct.gov
Subject: Indoor Pickleball Goshen

Sent from my iPhone

We love the idea of pickleball courts in Goshen. It would be a great social and physical opportunity addition to the town.
Thank you

Read 2/27/24

Martin Connor

From: mark thompson <popcorndan@icloud.com> on behalf of mark thompson
Sent: Tuesday, February 27, 2024 11:50 AM
To: landuse@goshenct.gov
Subject: Scott Olson Enterprises

Dear Goshen Land Use,

I approve the Special Permit application for Country Club Use - Tennis/Pickleball for the property addressed as 777 North Street. I would be a benefit to the residents of Goshen.

Sincerely,

Mark L. Thompson, Trustee
28 West Hyerdale Drive
Goshen, CT

Sent from my iPad

Read 2/27/24



L Clinton <lclinton@goshenct.gov>

Fwd: 777 North Street Special permit application

1 message

Jonathan Carroll <joncarrollforpandz@gmail.com>
To: L Clinton <LClinton@goshenct.gov>

Tue, Feb 27, 2024 at 6:09 PM

Here is one more, I am planning on getting to town hall early to help get ready
Thanks
Sent from my iPhone

Begin forwarded message:

From: cmelectric@optonline.net
Date: February 27, 2024 at 5:29:24 PM EST
To: joncarrollforpandz@gmail.com
Subject: 777 North Street Special permit application

I am the owner of 757 North Street. I speak for myself and for my husband Chris Kowalski.

As a abutting neighbor to 777 North Street, we have concerns as to what direct impact that special permit for country club use will have on our property and on our North Street neighborhood.

We purchased 40.16 acres of land in 2003. We built our dream home. We treasure our land and the importance of its preservation. It is our haven in which we worked very hard to obtain. It is our

equity and for our future retirement. We have many concerns, however, our foremost concern is that the zoning status application, if approved, will understate the area property values. These are

RESIDENTAL properties and the PRIMARY homes to these property owners.

We request that the final decision of this application be regarded as if you were the neighbor to 777 North Street and also ask to please look forward to what could be allowed on this land in future years.

It is not just the current request of Mr. Olson for a country club status that will impact the area. Once this status change application is approved it could open doors to many other options to this parcel of

land and also to what can be allowed in our entire township.

We are proud and fortunate to be owners of land in Goshen. THE LAND OF MILK & HONEY. We feel it is important to keep our beautiful little town as rural as possible.

Thank you for your attention to this matter.

Mary & Chris Kowalski

757 North Street



L Clinton <lclinton@goshenct.gov>

Fwd: proposed country club/pickle ball

2 messages

Jonathan Carroll <joncarrollforpandz@gmail.com>
To: L Clinton <LClinton@goshenct.gov>

Tue, Feb 27, 2024 at 3:06 PM

Here is another one to add if you haven't gotten a copy already.
Thank you

Begin forwarded message:

From: verilee herpich <zbverilee@gmail.com>
Date: February 27, 2024 at 2:59:00 PM EST
To: joncarrollforpandz@gmail.com
Cc: luann_c_zbinden@bd.com
Subject: proposed country club/pickle ball

Hi Mr Carroll (Jon),

I want you and the Planning and Zoning Commission to know that I object to the proposal by Scott Olsen to allow this residential property to be used to develop a public pickle ball establishment, country club.

I have several reasons to object to this proposal.

1. First, this is a lovely piece of residential property, affording the opportunity for a single or two single residences or a nice horse farm, or a property for raising vegetables or fruit to be built. The buildings were approved to be built there as agricultural structures, not to bring a commercial enterprise. Losing any more potential farm land and residential property in Goshen is the last thing we need. I am sure there are more appropriate locations for a pickle ball court to be built, certainly not an essential business for our little town.

2. The location on route 63 will be a real hazard to traffic coming north or south. We would see a number of vehicles coming and going at the same time, coming down the widened and lit steep hill and entering traffic that they are unable to see in either direction. In dry weather this will be hazardous and in the winter, so much worse.

Also as a 39 year resident of Hageman Shean Road, we have enough trouble entering route 63, without having to try to avoid those coming out of and going into the proposed pickle ball establishment. The lighting, the widened driveway, parking lots etc certainly have a negative affect on this quiet area of Goshen.

a very poor use for this lovely piece of Goshen.

thank you for your attention,
Verilee Herpich
281 Hageman Shean Rd
Goshen, CT

L Clinton <LClinton@goshenct.gov>
To: Jonathan Carroll <joncarrollforpandz@gmail.com>

Tue, Feb 27, 2024 at 5:36 PM

Got it.) I'll add if we don't have it. Thanks!



Read 2/27/24

L Clinton <lclinton@goshenct.gov>

Fwd: proposed change to zoning for the Goshen Country Club Rte 63 Goshen CT

2 messages

Jonathan Carroll <joncarrollforpandz@gmail.com>
To: L Clinton <LClinton@goshenct.gov>

Tue, Feb 27, 2024 at 1:28 PM

Hi, please add this email to the others if you haven't received a correspondence from them already. TY

Sent from my iPhone

Begin forwarded message:

From: kentrellie@netzero.net
Date: February 27, 2024 at 1:04:16 PM EST
To: joncarrollforpandz@gmail.com
Subject: proposed change to zoning for the Goshen Country Club Rte 63 Goshen CT

We are opposing the request to change the zoning from agricultural to commercial for the parcel of land on Rte 63 North being billed as the Goshen Country Club. We are opposed to the noise & light pollution it will cause along with the increased traffic and devaluation of nearby properties.

Thank you.
Craig & Dolores Spring

L Clinton <LClinton@goshenct.gov>
To: Jonathan Carroll <joncarrollforpandz@gmail.com>

Tue, Feb 27, 2024 at 3:01 PM

No problem. I'll double check we haven't gotten it already. Thank you!

[Quoted text hidden]