

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
FEBRUARY 27, 2024 – 7:30PM  
HELD AT GOSHEN TOWN HALL**

**PRESENT:** Lu-Ann Zbinden, Patrick Lucas(Z), Cindy Barrett(Z), Jim Withstandley (arrived at 7:39pm), Shilo Garceau, and Jon Carroll

**EXCUSED:** William Clinton and Jerrold Abrahams

**OTHERS:** Town Planner and Zoning Enforcement Officer Martin Connor (see public hearing for other attendees).

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:31pm by Jon Carroll and no alternates were seated.
2. **ATTENDANCE:** Taken by Cindy Barrett, Secretary.
3. **PUBLIC HEARING: Scott Olson Enterprises LLC, 777 North Street, Special Permit application for a Country Club Use - Tennis/Pickleball:** Chairman Jon Carroll: Before we start the public hearing, I have a statement to make regarding the hearing. This public hearing will be continued until the April 23rd meeting to allow for the Inlands Wetlands Commission to issue their report based on the zoning or Planning and Zonings Commission request to have the driveway widened to accommodate two lane vehicle traffic and also for fire and EMS. That required the applicant to go back to Inland Wetlands and apply, because that work would be conducted in the regulated area. So we will need a motion to continue this meeting and public hearing until the April 23rd. Ms. Zbinden: I will make that motion, Mr. Chairman. Mr. Connor: I would suggest after the testimony would be the appropriate time for that motion after we're done here tonight with the information that's being presented, the questions and the statements. That would be my recommendation, Mr. Chairman. Mr. Carroll: Thank you. Okay. So, we'll do that after the public comment. So we are going to set out a couple of ground rules for this public hearing. We will hear from the applicant and any engineers or people on his team. Then questions from the commission and then those in person in favor, those against, and anyone who doesn't wish to categorize themselves. There will be no shouting, applause, booing, heckling, or any other disturbance. Anybody who breaks these rules will be ejected from the meeting. Only one person speaks at a time and you are to stand up, come to the podium, state your name and your address before you speak about the topic directly in front of us regarding this application. So, with that said, we'll open the floor to Scott and his team. Oh, excuse me, all comments are limited to three minutes. Do we read the posting before or after public comment? Mr. Connor: I would read it now would be the appropriate time to read the public hearing notice. Mr. Carroll: Okay. We should read the public hearing notice. Commission Clerk: Sure. The Town of Goshen Planning and Zoning Commission will hold the following public hearing on Tuesday, February 27, 2024 at 7:30PM in the Conference Room at Goshen Town Hall, 42 North Street, Goshen CT and via Zoom meeting. The link can be found at the Town of Goshen website. Scott Olson Enterprises LLC, 777 North Street, Special Permit application for a Country Club Use - Tennis/Pickleball. At this public hearing, interested persons may appear and be heard and written communications received. Copies of the application are available for inspection in the Land Use Office in Goshen Town Hall, 42 North Street, Goshen, CT. Dated this 24th day of January, 2024 Jon Carroll, Chairman

**Planning and Zoning  
February 27, 2024**

Planning & Zoning Commission. To be published in the Republican American, please publish on the following dates, Friday, February 16 and 23, 2024. Please bill Town of Goshen to be posted on the Town of Goshen website. And we received all of our certified mails. Mr. Carroll: Thank you, Lori. Mr. Olson, you are online, I believe. Mr. Olson: I am, yes, Mr. Chairman. Thank you very much. Mr. Carroll: You have the floor. Mr. Olson: Okay. Mr. Chairman, just for clarification, when you say that there is a limit of three minutes for public comment, certainly that does not include myself as the applicant. I am going to need, I do not want a lot of time, but I certainly need a little bit more. Mr. Carroll: You are correct. It is not applicable to you or your team. Mr. Olson: All right. Thank you very much. As everybody is well aware, we are here tonight for a public hearing that pertains to the real property commonly known as 777 North Street here in Goshen. This application seeks to allow me to be able to open a indoor pickleball facility on that property in a barn that exists today. The scope of the application is going to allow me, should it be approved, to allow that barn to undergo a conversion to become the town's first indoor pickleball facility. Now, the application. The application itself is being made as a application for country club and country club activity. And I want to be very clear that I recognize, as most people here do, that an indoor pickleball facility really doesn't fit common man or common woman's idea of what a country club is. However, as I touched on during our last month's meeting when I explained my narrative. We all have this notion of what a country club is, but according to statute, we really cannot use any other definition of country club other than that which the town has in it infinite wisdom by a commission that predates this commission by decades to use the definition the town has already intentionally created and that the definition we need to be using here tonight. And one looks to the definition of a country club as it is defined by the town its very clear that this application very much conforms to the regulation as it is written. I want to touch on the fact that it is refreshing to see such a great turnout for a public hearing surrounding this application. It is not only the right of the people of this town to come out and to be heard and to ask the important questions. It's, you know, one would argue that it is the duty of the people of this town to do so. And it is very important as an applicant, in this case myself, that all applicants try in good faith to give as much information surrounding the application as possible. Because when an applicant is forthcoming with all of the information and the people have all of the information. It makes for a much stronger, more legitimate public hearing process. And I want everybody to know that I have done my absolute best to comply with the regulations and the demands of this commission, the demands of our land use officer and you're going to see tonight a plethora of documentation that is not only going to show, but it's going to prove that we have gone through the rigorous vetting process to meet the requirements under the regulation of this town for indoor country club. When information is withheld or isn't complete it can be a disservice to the commission. It's certainly a disservice to the applicant, and it's a disservice to the people who come here to try to opine on the legitimate matters that bring us all here tonight. Moreover, as damaging as it can be to have a lack of information, it becomes even more damaging, or in some cases toxic and poisonous, to have injected into the process misinformation and misrepresentations. I submit to everybody here tonight, I submit to this commission, that that is unfortunately what we are dealing with here this evening. And I really, I want to do the best that I can to try to explain where I think the misinformation comes from. And I want to do the best I can to try to correct everybody's idea of what's happening here this evening. And I wanna draw your attention, and I'm sure that everybody here has seen a letter that was, it was an op-ed letter or an editorial that was a letter to the editor, printed in the Goshen

**Planning and Zoning**  
**February 27, 2024**

News. And it was printed by Craig Spring and Doris Spring in town here. I want everybody to know that I have met Craig Spring, I've met Doris Spring. The information that they give you is inaccurate at best. It completely contradicts the reality of what's happening here. But I want everybody to know, and I presume, although I don't know if he is there, that Craig and Dolores are with us this evening. I want Craig and Dolores and everybody else to understand, I'm not mad at you guys for the letter that you printed. I don't believe for a minute that there was any willful attempt on your part to misrepresent the facts to the people of this town, but if everybody here tonight can just agree to keep an open mind, I'm going to do the best that I can to explain to everybody what the real facts are and what the reality that surrounds this this application is. Furthermore, I want to tell you that as I go on to contradict as politely as I can the the letter that was written, I want to ask this Commission as well as our land use officer, that at any point, if you feel that I'm misrepresenting the facts, I want you to interject and to make sure that you let the people know, because it is very important with the turnout that we have here tonight, that all of the information that is given is accurate information. I wanna start by addressing the claim that I am trying to put this pickleball facility in and that in order to do so, I am going to be turning 15 acres of residential agricultural property into commercially zoned property. The allegation in the letter, and it was mentioned three times, is that I am going to be converting that property from residential to agricultural and I can promise everybody in this room and everybody online and to the entire people of this town that there is not one iota of truth to that statement. And furthermore, the letter goes on to say that if this application is approved, that it is going to set a precedent for future businesses to be able to come into town, and that it'll be a difficult process to stop future businesses from setting up shop. And again, that's not true. I want everybody here tonight to know that if those were the facts, and that in fact we had an applicant coming before this commission, trying to change the zoning of 15 acres of residential agricultural property to commercial, I promise you that I would be sitting right there alongside all of you. And what you're doing, if you were some of the people who were contacted in the neighborhood. And you were told that there's an application that is seeking to change the zoning of 15 acres of agricultural land. That you are doing exactly what your responsibility is, and that is to come here before the commission and express your disapproval. But I ask you again to please keep an open mind, because I'm going to explain to you exactly what the nature of this application is. Again, the property that I have up on 777 North Street is zoned residential agricultural and it's a long story that comes before how it is that I ended up making an application here, but at some point, I had that property for sale because it wasn't going to be utilized in the way that I hoped. And I put the property on the market and the contract for the listing was expiring at the end of December. And what's important to know that is that at that point, I made the decision or I recognized that the property was not going to sell. And at that point, I needed to make a decision as to exactly what it is that I was going to be doing with this property. And so what I did is I went to the town's zoning regulations and I looked very specifically at exactly what one is allowed to do on agricultural property. And it is a very short list as to what you can do with agricultural property. Clearly you can build a house and reside there. You're allowed to, as a way of right, farm. And you don't have to come before any commission to start farming. There are also other things that you're allowed to do. And I'm going on memory here, but one of the things is that you can open up a public school. You can have a private school. I believe a healthcare facility is one of the things that you're allowed to do, excuse me, on residential agricultural property, provided you meet a very long list of criteria. And for what it's worth, one of the things that you're

**Planning and Zoning**  
**February 27, 2024**

allowed to do in this town, and again, this was a decision that was made by a commission that predates this commission by decades, is to operate a country club or country club type activities. And so what's important for everybody that came here tonight thinking that this property is going to be switched from residential agricultural to commercial is that if there was any truth to that, I would, by the nature of that business and based on the extremely low impact of that business, that it is not allowed in our town's center business commercial zone you can only do this type of operation on residential agricultural property. And I had a nice conversation with Craig Spring today. I told him that I wish that he had come to me first to ask these questions. I feel that, and again, I'm not mad at him. I'm upset with the facts that surround the letter getting printed. To some degree, I hold the Goshen News responsible for allowing a letter with gross misrepresentations to be printed. I know that they can ultimately hide behind the impenetrable armor of the First Amendment. I know that they will say, no, that wasn't their words. They just published a letter. But there has to be, and this is just my feeling, there has to be some degree of fact-checking done to at least prevent gross negligence. And what we have here, and again, I want to stress, I don't believe that it was willful, but we have gross negligence. And it was put out there on this town's biggest stage. He grabbed this town's biggest microphone. And I think that he was guilty, as we all are at time, of reacting with emotion over intellect. And right now, that message made it through the front door of everybody in this town in direct contradiction to everything that I campaigned against for the last year. There's 3,200 people in this town. There's probably 60 that are going to be here tonight to hear this message. I can accept that. I understand that as a selectman in this town, this is what I signed up for. Okay. I've been criticized saying that this application was made far too quickly after the election as if my position with the Board of Selectmen has anything to do with the process of this application being approved. And it just doesn't. And I know that that's in part what I did sign up for. I'll tell you that I am willing to give a lot of myself to the people of this town, but I'm not willing to give everything. I'm not going to make the decision to not enjoy the same privileges and rights that everybody else in this town has. And I just want you to know that, you know, when you look at this application, it has been done well. It has been done all above board. I want it to be judged by this commission, not by the words of Craig and Dee Springs' letter, that there was no value to her, that there weren't any legitimate concerns. They raised some very good questions, questions like, you know, is there going to be noise pollution that is emitted from this business? Is there going to be light pollution emitted from this business? Is it going to create a traffic jam? I'm going to briefly explain this and I'm going to turn it over to Billy Colby, the engineer who has a lot of light pollution, you're going to see that the lighting plan that was done professionally is of such where we're only going to have three lamp posts that go up the initial portion of the driveway through the woods. That's going to be about 400 feet. And when it turns to open meadow, there will be no light posts until you get up to the parking area as outlined on the site plan. What's worthwhile to point out is that when you look at the lighting plan and you look at the lights that are coming up the driveway, they are 100% cutoff light where none of that light is going to be a visible light source. All of the lights shine directly down. And what's most telling about this application is that when you look at the lighting plan, the complete total of all of the lights, totals less than 300 watts. And just about every one of us has more light than that in our living room. When you look at the property, you're going to see that the barn sits 1200 feet from the road. The light will not be visible unless you intentionally look for it. So, I think that we as applicants have done a very good job of addressing the problem with light. He talks about potential noise.

**Planning and Zoning**  
**February 27, 2024**

When you look at the application and you understand how this works, this special permit is only going to pertain, the property is almost 15 acres, but the special application only pertains to the activity that goes on inside that 7,200 square foot barn. Again, it's 1,200 feet from the road, hundreds of feet from any neighbors, and it is ultimately going to be filled with spray foam, closed cell insulation. That alone is gonna make it soundproof. Never mind the fact that it sits hundreds and hundreds of feet away from the road or any neighbors. Nobody is going to hear anything that goes on in that barn, I promise you that. And it would be unreasonable for anybody knowing that to make the claim. Lastly, he brought up an issue of potential traffic jam. And I want everybody to know that that's not an unreasonable concern. Okay, how is it that this business is gonna impact the traffic flow? Well, to answer that question, we have to understand that the property sits on State Highway 63. State Highway 63 has thousands of cars on it on a daily basis. And when you look at the application and you study the narrative that I presented, you recognize that at most we're gonna have in this building is three indoor courts. And if we were to max those out with all doubles play, the most you're gonna have playing at any given time in this facility is 12 people. And that's it. And 12 people are going to be in that building. Most people, when they reserve time to play, they do so for an average of two hours that's six people an hour or one person every 10 minutes. And that figure there presupposes that everybody comes in their own car. Now, every Sunday, and I live on Shelbourne Drive, every Sunday I have my entire extended family over for a dinner. And on Shelbourne Drive, I have more than 12 people at my house every Sunday for dinner and even on the secondary road of Shelbourne, I can absolutely promise and make the representation to this commission that my Sunday dinner has never caused a traffic jam on Shelbourne Drive, nevermind Route 63. So, you know, I don't say this to be disingenuous, but really to try to drive home a point that I appreciate those types of concerns. But when you really look at the site plan and you look at the narrative and you see what this project is about, it's about having an opportunity in a place here in town for children and families and seniors alike to be able to get together, to be able to engage in socialization and recreation. And really, that's it. And if you're concerned about what could potentially be not today or tomorrow, but a year or two from now, I want to make it very clear, and I ask the commission and our land use officer to correct me if I'm wrong, that there's absolutely nothing else that I can do on this property unless and until I come before this commission and ask for permission to amend the application or to create a new application to engage in activity outside that barn. It is not my intention to do so. It's not a reasonable concern at this point. I want you to know that, you know, anybody in this town that lives on residential or agricultural property right now today, has the same right to make application for and to engage in a business of country club activity. And so if your concern is what is it that I could potentially do a year or two years or five years down the road, just know that that is not unique to me. And the fact that if this application were to be approved, we'll have no bearing on the probability of any future application being approved. Just by the mere nature of a special application, it's a process this town has adopted because when you make a special application, it is judged on its own merits and it scrutinizes and vets every application that comes through on the same set of criteria. And in no way does the approval of one special application even suggest that it could potentially make it easier for a second or third or a fourth application to come down the pipe. It is entirely the type of application that is made solely on the merits. So that's really all that I have to say at this point. You know, I know Billy Colby and it cost me a lot of money to have Billy up there tonight, but he is going to go up and explain to everybody the real technical aspects of this. And I look forward to answering any

**Planning and Zoning  
February 27, 2024**

questions from the commission. Mr. Colby: I'll do my best to go through this, it's hard for everybody to see. As Scott said, I'm here on behalf of Scott, property of 777 North and 4th Street, Loop 63. And we're before the commission tonight for a zone change from RA5 to Rural Recreational. Mr. Connor: No. You're here for a special permit. Mr. Colby: And not a special acceptance permit. Mr. Connor: No, special permit. Mr. Colby: Right. Not a zone change. It has to go to Rural Recreational, you said. No? Mr. Connor: No, special permit. Mr. Colby: All right. So it's a special acceptance permit under Section 3.3.2.8 of your zoning regulations. Specifically, as Scott said, we're requesting approval for a pickleball, indoor pickleball facility. Existing, the property has a driveway installed. Two buildings are constructed. This pickleball, the one with the pickleball would be here, 120 by 60. And agricultural, this barn here will remain agricultural. There's no change to that. As John mentioned, the initial permitting of the driveway required a wetlands crossing. And at Marty's request, with the addition of a pickleball facility, he wanted this driveway to be two-way. So we need to widen that driveway and then therefore have to go back to the wetlands and get their approval for that. That's why this public hearing will stay open. There is a pull-off area here. Excellent sight line coming through here. You can see a car coming. So if someone was coming in, the outgoing person could pull off and allow that person by. And then the rest of the driveway, they could pass side by side easily enough. The plan is based on an A2 survey, A2 boundary survey and topography that was completed by Berkshire Survey and LLC. Like I said, the two buildings currently exist. This is the one that we're discussing tonight, 7,200 square feet. There will be a proposed 24 by 24-foot addition off the front of that building to house restrooms. As far as parking, parking is provided again in front of the building. There are 16 spaces proposed here with two handicap spots as well. Sewage disposal, sewage generated from the bathrooms will be treated on-site. The septic tank here and the leach fields are shown here. And that has received approval from the Torrington Area Health District. The well water, water will be provided by an on-site well, that's shown here, and again meets all the requirements of the health department. Storm water, the roof water currently gutters just empty out on top of ground, those will get collected and discharged to a rain garden, which is shown here. Also any storm water that comes off the parking area will be directed to that rain garden, which will then act like a level spreader and allow the water to filtrate down the hill. But first it'll stop it, still it, and let it settle some, maybe some infiltration as well. Erosion control, so fences proposed for that, downhill of the leach fields, and also on the downhill side of the rain garden in the parking area. As far as the zoning requirements, the existing use is an agricultural use and we're requesting to change to country club. The zone that we're in is RA5. Therefore, we require five acres. We have 14, a little over 14. The maximum building height allowed by the zoning regulations is 35 feet. This building is 21 feet. Impervious coverage is limited to 25%, including the parking area, the building, and the driveway, we're approximately 6.5%, so well within the requirements of that. Setbacks, front yard is 50, we're approximately 500. Side yards are 30, at the closest point, we're a little over 60. And the rear yard is 50, and we're about 235 away from that. So, in short, I believe it meets all the regulations of your zoning requirements. And I don't have any information particular to the lighting plan, Scott. I never saw that lighting plan, but I assume that Marty has that available, or the commission has it available to them. So, if the commission has any questions, I'll be happy to answer them. But that's basically what I got. Thank you very much. Mr. Carroll: At this time, we'd like to open the floor to the commission for any questions. Mr. Lucas: Chairman Carroll, I have a quick question for Mr. Colby. I think I know the answer to this, but is the silt garden down or the silt fence downhill of the rain

**Planning and Zoning**  
**February 27, 2024**

garden permanent or is that only for construction and then once it is re-established, it can be removed? Mr. Colby: That's correct. It would be removed after everything was established. Just during construction. Perfect. Mr. Lucas: Thank you. Mr. Colby: Yes. Mr. Carroll: Okay. So we're going to open the floor to the rest of the commissioners to ask any questions they have at this time to Mr. Colby or Mr. Olson. Ms. Zbinden: Mr. Colby, there's a line going through the drawing. Is that a stone wall that's on the property? Mr. Colby: Let me see your drawing. Ms. Zbinden: It's drawing right here. Mr. Carroll: I'm going to give her the larger print that's available also. Mr. Colby: I think that's a topography line that just doesn't show up good on this. Ms. Zbinden: There is a nice stone wall. Mr. Colby: I think it's a topography line. They just don't all show up on that smaller copy. During the survey, this is for better. We're not proposing any changes with the stone walls or it's, yeah. Ms. Zbinden: Thanks. Thank you. Mr. Colby: You're welcome. Mr. Carroll: So I need a point of clarification. So the driveway from the entry point to grade bar, what is it, 1470 here above the maple tree? Mr. Colby: Yeah. Mr. Carroll: What's the width on that? Mr. Colby: About 15 currently. Mr. Carroll: Okay. Mr. Colby: We did actually pass two cars up in there today, specifically. Mr. Carroll: But it would be tight. But rather than disturb additional wetlands, we decided we could just have a pull off and it should work fine for the amount of cars that you got. Mr. Carroll: That was something that we requested of the applicant that this be accessible two-lane traffic for the entirety. Mr. Colby: If we wanted that, then we'd have to go to wetlands and say that that was a requirement of your commission. And that's fine. Mr. Carroll: Yeah, that's something we asked for. Mr. Colby: Fifty-fifty one way or the other. Mr. Carroll: Yeah. Yeah, we definitely want to secure the ability on a site plan to have fire and EMS easily accessible to get into a site of any nature. And also... Mr. Colby: But if you want it to be 20 feet wide all the way out, I don't think Scott has a problem with it. I don't. It's a question of which way we went on. Mr. Carroll: Okay. Sounds good. Mr. Colby: I have to just look at the wetlands. Mr. Carroll: Yeah. Well, and we'll be happy to review the wetlands report if they feel as though it's in the best interest of our watercourses to keep it narrower and not impact that. I will be reviewing that report. Mr. Colby: That's fine. Ms. Barrett: Cindy Barrett, John, I sort of agree with what you just said, especially for wintertime. We've had a mild winter with snow this past year, but we all know that it can go flip the opposite, drifting, ice, and because we did, I did drive up there and I thought, ooh, if it's winter and it was up in that sport, just even in the woods for two cars, it might be as it is, extremely tight. Mr. Carroll: It is. And I think that that goes to the safety exiting and entering off of the state highway that will assist in that concern that we have. Mr. Colby: That's fine. Mr. Carroll: So, and then Lu-Ann was inquiring about the stone walls and she's referring to the stone wall up there, you know, up at what is it, grade bar 1488 and also the stone wall down at the entryway. That isn't to be disturbed. I'm assuming it doesn't look like it is maybe be a kind of like a two-third. Mr. Colby: When you went through there, that's Stonewall, you go through the first barway. There was already a barway there, correct? Mr. Colby: Correct. Yeah. So, no disturbance was Stonewall there. Mr. Carroll: Does that kind of answer your question, Lu-Ann? Thank you. Ms. Garceau: Do we have the report or the correspondence from the State Traffic Commission? Do we know? Mr. Carroll: I don't see anything in any of our packets from that. Do we? Mr. Connor: He has to go to the State DOT and after he gets any approvals from this commission. He doesn't get that ahead of time. So, the encroachment permit right now for his farm far away, to do that after the day. Mr. Colby: Actually, sight line was taken there. It's been shot. Ready to go as soon as it gets approval. Mr. Carroll: I do believe it's in our code. Let me just verify that. Mr. Connor: We

**Planning and Zoning  
February 27, 2024**

are supposed to. It's my experience that they will not take action until after the permission is acted. Mr. Carroll: Okay. So, section 4.3.2M is where that, I believe that question generates from. And I had mentioned it in the last meeting. And I think we should make sure that we are following our regs. So, the traffic, it states, traffic information developed for the project, including information submitted to other public bodies, such as the Central Traffic Commission, and such other information as the Commission requires to enable it to determine the traffic impact of the proposal. So, to me, that says that we should be getting some type of correspondence back from that State Traffic Commission stating what the impact of this proposed activity would be. Is that incorrect or? Mr. Colby: We would have to get an encroachment permit from DOT. And they're serious about that. And you'd have to submit the site line data showing that you have appropriate site line for the speed limit. But we haven't gone there because we haven't gotten that far yet. Somewhere, if we expand this driveway, this is here existing now. But if we expand that to 20, it has to go back to DOT with that request. Mr. Carroll: And I believe also with the special permit increasing or changing the use for what's coming, it's not just a home anymore. Mr. Colby: It's a change in use. Mr. Carroll: So I believe we need and I think this commission most likely will be requesting that we have some type of correspondence indicating that that has that's occurring. Mr. Colby: that he had obtained an encroachment permit. Mr. Carroll: Yeah. And that we need, yeah, and we need some type of correspondence from them, that states that... Mr. Connor: They may give a preliminary review, but once again, my experience with the state DOT is they want planning and zoning's approval. Mr. Colby: That's correct. Mr. Connor: And then... Mr. Colby: You can make it a condition of approval that we obtain an encroachment permit from DOT, but we can't obtain it without your approval. But we're kind of stuck there. Mr. Carroll: So you can't apply for anything as far as the encroachment. What about just correspondence with them? I know that he has mentioned that he's already bonded from the previous driveway work that was all done. So they must have reviewed this and give some type of correspondence in relation to that. Mr. Connor: They did that for a farm, for a farm road. But this is different. So my suggestion is that they can submit this site, do the Connecticut ? and ask for a preliminary letter, but they're not going to, in my experience, dealing with them over the past 20-some years, they're not going to grant that final approval. So, something has granted an approval, the different use. Mr. Carroll: Yeah. So, essentially, they'll give some type of report. Mr. Connor: Perhaps. Mr. Carroll: Perhaps. And it would be from the State Traffic Commission. Mr. Connor: It's going to be from the, it's not going to be. It's going to be our local Thomaston DOT that Mr. Colby can go down and talk to. Mr. Carroll: I think that's something that the commission, that's fine. Any other questions for Mr. Olson or Mr. Colby at this time? Mr. Connor: Mr. Chairman, just a couple of things too. The Torrington Area Health District approvals are outstanding. So we're waiting on that. No, you should have it. Mr. Connor: I don't know if you have a report in the file provided. Mr. Colby: It's been approved, but I'll provide it for you. Mr. Carroll: Knowing that this will be continued, you will be expecting to have all of this in a timely fashion so that the commission can have time to review it and ask any questions. Mr. Connor: Perhaps we should ask the applicant to talk about hours of operation because the public that's here tonight might not know what's proposed, I had people question me about alcohol in food service. Perhaps the applicant can comment on that as well. Mr. Carroll: Once we get done with Mr. Colby and we're done with the engineering aspect and site plan questions, I think it'd be great to discuss the narrative and what is going to be going on at the business. So do we have any other questions for Mr. Colby at this time. Ms. Zbinden: How high are you proposing the lights



**Planning and Zoning**  
**February 27, 2024**

to be? Along the driveway. Mr. Olson: There is when you. When you look to the lighting plan, and I don't have it in front of me I believe the lighting is going to be 12 foot posts again it's going to be a complete cut off lighting unless you're standing directly under the light. Mr. Carroll: There is no indication as to the pole itself on this. So that's something I think we'll make note that we would want to know what the overall height is or I'm just not seeing it because I'm looking at it very quickly. Ms. Zbinden: And is cutoff lighting like (couldn't make out). No, it's pointing to the ground. Mr. Olson: Mr. Chairman, I do not have the lighting plan in front of me. However, I can represent to the commission that I know that the light posts are 12 foot fiberglass light posts. We can certainly get that cleared up. I think if you look at the lighting plan, it's got to say it on there somewhere, or at least on the pages that describe the fixers. But in any event, I'm happy to get clarification on that for next month. Mr. Carroll: Yeah, Marty is looking to see if there is a height on that, either or we will get clarification. And these are the specific lights that are to be used. They cannot change these lights. So what he's proposing is what will be there, hence with all of this. So these are very efficient and you read about them and look them up or go online and look at these. These are the modern day preferred method of lighting, very low admittance. Anybody have any other questions for Mr. Colby at this time? You can always ask. We'll open the floor to the commission again. Hang on for a little while. Mr. Colby: Oh, yeah. Mr. Carrol: Thank you. Mr. Carroll: Okay. Mr. Connor: Shouldn't he clarify that information that is basic to his application, Scott Olson at this time? Mr. Carroll: Yes. Absolutely. The information pertaining to your narrative about hours of operation, employees, you had already indicated no alcohol or alcohol beverage or restaurant food sales. So can you elaborate on that narrative, please? Mr. Olson: Mr. Chairman, I'm not sure that it needs elaboration. I mean, you said it right there. There will be no alcohol served, there will be no food sales. According to the narrative, it does say that I anticipate having, I believe, one employee or maybe two, but I certainly reserve the right to staff it as needed. It's not going to be a high-intensity labor business by any means. And as far as hours of operation, I don't know. But right now, I plan on having hours of operation there between 7 a.m. and maybe 6 or 7 o'clock at night. Again, whether it's at 6 o'clock in the morning or 10 o'clock at night, nobody's ever going to know or hear or see anything going on there. But right now, my anticipated hours of operation are what you see. Mr. Carroll: So, on your narrative, it said from 8 a.m. till 7 p.m. Mr. Olson: Yeah. Again, you know, if there's a demand for people to come in earlier in the morning, so be it. Nobody is going to see or hear them. Mr. Carroll: Just be known that if it is a condition of your special permit, the hours of operations cannot be changed once the special permit is issued. So that's why I ask. Mr. Olson: Of course. And listen, to be fair, if it is a condition of the special permit, I understand that. However, I certainly would ask for the flexibility to operate as needed outside anything that's egregious to the surrounding neighbors. You really have to keep in mind that what we're talking about here is a driveway where nobody's going to see or hear cars coming in, nobody's going to see or hear cars going out, and there's no windows on the building. I mean, you know, whatever's going on inside that building is going to be completely unknown to anybody other than guests and trespassers. Mr. Carroll: Understood. The hours of operation would dictate when potential car traffic would start and stop and I know that that's a concern of the community. Mr. Olson: Sure. Mr. Carroll: That's why we're inquiring. Mr. Olson: Thank you. Ms. Zbinden: Is the plan to keep the lights on after the hours of operation all night long? Mr. Carroll: Will your lights be set on a timer based on the hours of operation? Exterior lights. Mr. Olson: I have no idea, haven't contemplated it. If you feel the need to make it a condition, go ahead. Again, nobody's

**Planning and Zoning**  
**February 27, 2024**

going to see the lights. I prefer to have them on, but if it makes the people of this community feel better to have them off, tell them to go off at a reasonable hour. Mr. Carroll: And then I did notice on the floor plan that we had the three tennis courts. With that, knowing you're going to be a dual use, are those tennis courts or are those pickleball courts? I'm not a tennis or pickleball player, so I don't know. Mr. Olson: Right now it's designed with maximum intensity of three pickleball courts. Listen, if it's tennis or pickleball, nobody's gonna know the difference unless you walk into the building. But right now the plan is most likely gonna be two tennis courts, but worst case scenario, I put three pickleball courts. Mr. Carroll: The question is coming from the maximum potential occupancy or use. So that's why I was wondering if the floor plan is the worst case scenario, if you will, or that's not necessarily the right term, maximum potential occupancy, you know. Mr. Olson: Mr. Chairman, that was done for purposes of satisfying Torrington Area Health for whatever reason. They find that when they determine maximum water flow for a septic system, it's based on the number of courts that are in the facility. In order to get the permit, I didn't want to have to go back and forth, say maybe three courts, maybe two. So I told Billy, you know what, just design it for three and get it over with. If I decide to make it two courts, it's not going to be any, I can't imagine that that would be something that would, you know, be looked down upon by the commission. Mr. Carroll: Yeah. So, essentially, you applied for the maximum potential, which is good. Mr. Olson: Yeah. Worst case we overbuild the system. That's right. Yeah. Mr. Carroll: Patrick, do you have any other questions or comments at this time? Mr. Lucas: No, I'm happy. Mr. Carroll: And do you guys have any other questions at this time? Okay. So we do not have any additional questions at this time for either Mr. Colby or Mr. Olson. But I would like to open the floor to Marty to present his information. Mr. Connor: My questions have been presented already. Mr. Carroll: You're good. Mr. Connor: Go ahead with the public. Mr. Carroll: All right. So then we're going to move on to public comment. We're going to set a timer and try and move through this. Note that we are going to read out loud into the record all of the correspondence. So if you have already sent a letter, please do not reiterate the same thing. We do not need to be here till midnight going over redundancy. All of the letters will be read in after public speaks. People for are going to speak first. Raise your hand, whoever wants to go first.

Hi, my name is Joe Rocco. I live at 113 Ashley Drive in Goshen. I've been living in Goshen approximately 35 years. And the reason I came here is because I wanted to get a perspective from the people that are coming, and I wanted to hear what Scott had to say. Because I know pickleball and tennis is a very popular at Woodridge lake. There's a lot of people that play. And I know sometimes getting the time you need, you can't always get in. So, I believe that by having another alternative like Scott is offering, from listening to him talk and explaining everything and giving his opinions of everything that people are making comments on and all, I think it would be an asset to actually have it in town. And when I came here, I was in the middle. I didn't really have an opinion one way or the other. Now, I haven't heard what other people have to say, you know, I'm willing to listen. But from listening to Scott, he just seemed to have all the answers. And I know that another problem in Woodridge Lake is it's seasonal. So you can only play spring, summer, fall, and the weather has to be good. So if you pass it to the town, especially in the winter months, in the fall months, or when the weather is bad, if it's raining one day, they can make arrangements to go there. And from what he was saying, it doesn't sound like it's going to be crazy busy. You're talking 12 people in the building. And as far as Rule 63 goes, it's a busy road to begin with. There's a lot of traffic, but you're going

**Planning and Zoning  
February 27, 2024**

you're not going 25 miles an hour Street, you know, you're pretty much going to speed on so traffic is moving so in my opinion I think it'd be an asset, but I'm also willing to listen to people I have to say but that's how I pretty much feel about it. Okay. Mr. Carroll: Thank you. Mr. Rocco: Sure Sure. Thank you.

My name is Nolan Turtoro. I live at 67 Ashley Drive. I think this facility would be a tremendous benefit to our town. So I'm a member of the tennis and pickleball staff at Woodridge Lake. And I watched as the pickleball courts were set up at Woodridge this year, this summer, and I was sort of skeptical. And I watched in June as, you know, it was seniors at first. July would be kids, teenagers. August, it was entire families. It spread quickly. And it just, it spread like wildfire. People loved it. Everyone was talking about it. There were tournaments being held, and people were really, passionate about it, and Scott included. And I know Scott personally, and I can assure everybody in the room that this is a personal thing for him. He's doing it because of his passion for the sport, and he knows that this would benefit the town. He knows that this would just be a thing that would bring Goshen, would bring the people of Goshen more something to do and more joy. So, I urge the committee to pass this. I think it would be a tremendous benefit to our town. Thank you. Mr. Carroll: Thank you. Resident: What if I'm not, I'm just neutral. I just have a question. Mr. Carroll: Last. Resident: Okay. Mr. Carroll: Please, by all means.

Good evening. My name is Renee Boardman. I live at 25 Tyler Ridge Drive. Scott was one of the first people that I met when I moved to town, and he's just such a great asset to the town, always says the town first. And I know that this idea is good-hearted and that it's going to benefit our town tremendously. It'll give our community something to do. As he just mentioned, pickleball is becoming, I believe, it's America's fastest growing sport in the last three years. So I think it'll just, it'll benefit the community as a whole and I think that you'll support it.

Please. Thank you. My name is Albert Tartagolino. I live at 104 Westside Road. And I am a pickleball player. I love to play. I have to drive real far whenever I have to go somewhere to play pickleball. I've tried it at the outdoor courts in town. And first of all, they're outdoor, so I'm not sure I'm going to be able to play. second of all, they're tennis nets, they're not pickleball nets. You know, there's a lot of drawback to try to play right next door here. I don't know what direction I'm facing that way. So, I look forward to being able to walk or ride my bike there, even on 63, but I've ridden the 63 before. But anyway, so yeah, I'm looking forward to the commission considering this and hopefully we get that in town. You have the floor. Thank you.

I'm Heidi Aleman. I'm a senior fellow at the University of Michigan. I live on Ashley Drive. I've been in Goshen for about 15 years now, and I can't tell you how excited I was when I found out that this was a proposed establishment coming down the pipe. I live at Woodbridge Lake, which is lovely. We have, you know, outdoor tenants and facilities, but not everybody in Goshen has those amenities or has access to them. Also, additionally, as was said before, this is outdoors. So, we're going to be doing a lot of outdoor activities. So having something in the cold, dreary winter months for families to get together, to be able to be a part of the community and do some physical activity. There's really not much to do up here in Goshen, so it'd be kind of nice to be able to get together with friends and family and do something physical and be healthy and be a part of

**Planning and Zoning  
February 27, 2024**

pickleball next winter. Thank you. Mr. Carroll: Can you repeat your street number please? Heidi? Ms. Aleman: Yes, Ashley Drive, 61. Mr. Carroll: Thank you.

Hi, good evening. My name is Rich Vanasse. I live at 102 Bentley Circle. I did send a letter, but I believe you said you didn't want us to reiterate some. I'd like to add one additional point about the potential for this facility. I think it's more than just a place for people to go play. I think it's a place where people can gather. And one thing about Pickleball that's special is the spirit of community that it fosters. It's not only about exercise, but it's about being together, laughing. Multiple generations can share the same court. And if you look at this facility, yes, it can serve us in all weather and all conditions, but I know Scott is a creative person. And other facilities do things like run leagues for various ages of players. They have open play. They can offer lessons. They can offer competitive environments like tournaments. So it can serve the community that plays pickleball, but it can also expand that community, and I think that's missing here today.

My name is John Bryant. I live at 434 East Hyerdale Drive. I'm a pickleball player, tennis player I have played a few people in this room. It's almost like Rich looked at my notes. So, he covered a lot of the topics I was going to cover. But I would just want to stress that pickleball is for all ages. And there's a lot of people that are playing pickleball today that might have not gotten off the couch. So there's a lot more people participating, families, grandparents playing with children. And it is very social many times because of the structure. If you were to play golf or tennis, we might reserve a court for four players, play for an hour and a half. With pickleball, there's usually a group of people there. You come, the players are rotated through the teams, and so that by the end of the two hours you've probably played with every single person that's there. So it's great for community. It would be an excellent addition to the town.

My name is Megan Cardinal. I live at 28 Ashley Drive in Goshen. And Scott is a neighbor of mine, and my girls are very good friends with his girls. But I wanted to speak in support of this project because I do live at Woodridge Lake, and as many other people have said, we do have pickleball here, we do have tennis courts. But during, you know, the winter, we can't use that. Pickleball is great because I can play with my kids, I can play with my husband, with our friends, and my parents can play. It's a multi-generational game, and as other people have mentioned, there's not a whole lot to do in Goshen for the winter and to keep people active. And I think this would really bring a lot to our community. Also, I really only see benefits to this. I don't see traffic jams and, you know, other problems. I just see people having a healthy activity that is going to be offered to them for all ages. So, I really hope this passes. Thank you.

Mr. Carroll: We'll move next to Sue Wheeler.

Hi there, can you hear me? Yes. Yes, great. So, I am in support of this project. I'm not a pickleball player. I've never played. I probably won't. So, I love that everyone is all on board for this because it sounds like it would be a wonderful thing for the community. But the reason I wanted to attend this meeting is because I got that Goshen newspaper in the mail. And I was, it didn't really raise a red flag with me, but there was a lot of talk about it at church on Sunday. There were a lot of Goshen residents there questioning it. So I wanted to hear for myself to me like the project has been well thought out. It doesn't

**Planning and Zoning**  
**February 27, 2024**

seem to reflect what the article or the editorial that was written in the newspaper. And I know things can be a little misleading sometimes. And I'm for it. Big thumbs up. Mr. Carrol: Thank you. Can you please state your street address? Oh, I'm sorry. 150 West Side Road.

Mr. Carroll: Thank you. Who's next? Ann Covey, next in line.

Thank you. So 119 Wellsford Drive. Thank you. I don't have a lot to add except my support to this project. I think I like other people only see upsides. This is a community and family type of game and environment and you know I think bringing it to Goshen will do nothing but be good for the community. So I just wanted to throw my thumbs up as well.

Hi everybody, Robert Layer, 59 Canterbury Court. I would like to show my support for the pickleball facility. I have two boys that are 14 and 17. They play a variety of sports for which I'm unable to compete with them at. When pickleball came to Woodridge Lake, it became something that me and my boys and even my wife comes in at times, and we can play competitive games. It's an amazing sport. It's easy to pick up and learn. So from novice all the way up to advanced, it's just so much fun. I also think that, you know, having young boys that are active, you know, and busy during the school year, it's very hard for them to find time to come play with me because we have to drive far to go to a facility that's indoors, you know, between the winter months and the summers where we can get a lot of rain. It's hard to find that time and having this indoor facility would definitely give more opportunity for me to enjoy what I do playing sports with my kids, as well as meeting so many other people. So there's been some great comments as well. I'm just not going to reiterate them, but this would be an amazing project, and I fully support it. Thank you.

Okay. Yes, it's Jim Fortin, 282 West Hyerdale Drive at Woodridge. And I kind of want to bring a senior perspective to this. I've been here since 1985. In the last three years since Pickleball's been at Woodridge, I've made more friends, known more neighbors, people right down the street that I never met before suddenly I'm friends with, and it's just such a great social environment. And another big plus is the last time I had my physical, my doctor gave me the best report I ever had. So from a standpoint of, you know, it's a healthy, active thing, keeps the seniors in this community going and creates a lot of great relationships. So I'm very much in favor. Thank you.

My name is Sarah Scopino, and I live on 104 Sherbrooke Drive, and I really do support getting an indoor pickleball court, because when we come up in the summer, and I play with my family, it really does bring us together. But if it's like cold or rainy or snowing, then we can't go and play. So I think really having an indoor pickleball court would make us be able to play year round and just see everybody and just, it would be a lot of fun, so yeah. And just to piggyback on what she said, my name is Kristen Scopino from 104 Sherbrooke Drive, and we just moved there this past summer. And no one in my family has ever played pickleball. And it was just amazing at how, you know, between everyone from my 11-year-old daughter to my husband, who's in his 50s, you know, we played together. And we just, it was just such a great social thing. Like someone else said, just from young kids all the way up to senior citizens. And I've just never seen a sport pull people together so well. And Scott Olson, like someone else said, he has a true passion for this. I really see that he wants to do this for the community and for family. And then I

**Planning and Zoning**  
**February 27, 2024**

know we have a couple of seconds left. This is my son, David. I don't know if you want to say anything, huh? Well, I just want to say that I don't really see any downsides to doing this. I just see that it'll make it more accessible for all types of people, no matter the age, no matter the weather or the time, and that I think it's just something that we can do to make it where everybody can play, no matter when it is. Thank you.

Mr. Carroll: Good job, young people. Very good job. Kudos. Moving up. We lost somebody. I'm going to move on to I guess James. You can be next.

I'm James Scopino and I live on 104 Sherbrooke Drive in Goshen. And so I just really love pickleball and I would..Okay, so there's just sometimes the weather is really bad and just it's a very bonding experience and I just the open plays and just it was just the fit my favorite part of my day and Just really think it's beneficial for the community and it'll really bring people together And I just think it's all around a very solid idea Thank you.

Hi, my name is Tom Rafowski. I live at 353 West Hyerdale Drive. I won't repeat what other folks have said, but I know Scott to be a person of very high character. And I think what he is proposing would be a terrific addition to our community.

So, I'm Rhonda Hurwitz at 125 Wellsford Drive. I don't want to repeat what everybody said and I did send a letter, but I wanted to add to what I wrote in my letter that I'm a recent addition to Goshen. I've only been here three years, and I have met so many people through this sport, and in my experience, it really engenders a feeling of community. And I feel like if this proposal can go forward, I will get to meet people, not just in Woodridge Lake where I currently play, or the Y, or up in Winstead where I sometimes travel to play, but I will get to meet other people in our town. And then there's nothing like being out and about at the library or the Goshen Fair or a local restaurant where you see people you know, think that this will help that to propagate that. So that's something that I hope this gets approved and I'm looking forward to using. Okay. Thank you.

Good evening. My name is Peter Ebersol. I'm an attorney in Torrington and I represent Mary Kowalski who is in the front row. She owns the property right here. You know, this has been very heart rendering and I mean that seriously tonight. Unfortunately, the issue is not, is pickleball a great thing? Does, should Goshen have a pickleball court like this? Absolutely, but that's not the issue. The issue is, this is an application for a special permit on this piece of property, which is in a remote section of Goshen off of Route 63. So, as I indicated, Mary owns this property over here, adjacent, and incidentally, they can see from their house, which is right about here, in the winter when the trees are – leaves are off the trees, they can see the building and they will be able to see the light, and they will see the traffic going by. So, I want to go into a little bit of history briefly here. The applicant applied four or five months ago to the zoning office to erect two large metal buildings there. He represented that the two buildings would be used for agricultural purposes and the permit was granted based upon these buildings being used for agricultural purposes. A few months later, the buildings were built and applied for this special permit to have a country club in a building there. It certainly appears that the stated uses he gave of agricultural use were really not true, especially in view of the fact that he had previously wanted to put a pickleball facility about four properties up the road here from the town hall. He had it in his mind all along that he wanted to use this rural residential property for a business and what he's calling a country club. The definition of

**Planning and Zoning**  
**February 27, 2024**

country club in the Goshen zoning regulations requires that the property be operated solely for recreational, social, benevolent or athletic purposes. This is going to require that the building and all the property, including the second building there, can only be used for these purposes. My client and other neighbors near this property do not think that this is an appropriate location for the facility. Granted, there should be some great place in Goshen to do this. I noticed about 90% of the people tonight are from Woodridge Lake. I don't know, maybe they could buy a couple lots there and build this. But this is not the proper place for this. In order to grant a special permit, this commission has to make many findings that are set forth in section 5.3.1. This proposed business development does not meet the requirements of subsections D, E, and H of that section that I just read to you. Section D says there must be no adverse effect on the existing and probable future character of the neighborhood. We believe that there will be. Right now, my clients live in a really remote area. They don't really see a lot of neighbors nearby. All of a sudden, they're going to have an ongoing business and they're going to see traffic going in and out. Section E, there's a requirement that you find that this proposed business will not hinder the orderly and appropriate development of adjacent property owners. Mr. Carrol: I'm very sorry, but your time is up. Mr. Ebersol: You really hold me to that? Mr. Carroll: I set forth rules in the beginning. I'm very sorry. Resident: Can I get to my three minutes? Mr. Ebersol: I only have about a minute left. Audience: Here, here. Mike Lennard, 22 School Hill Road. Mr. Ebersol: Thank you. He's given me his time. Thank you very much. Section 8 says that this proposed business needs to meet the town's purposes as set forth in the zoning regulations. And one of the purposes, protecting the value of the buildings and the property throughout the town to preserve the predominantly residential and agrarian characteristics of the town. We don't think that this business in this location is going to fulfill that requirement. So this is a rural section of town. It is not whether the town needs this or whether, you know, pickleball is a great thing. The issue is, is this the right place? We feel if you go over the requirements for a special permit, you're going to find that, sorry, this is not the right place. And we, therefore, respectfully request that you deny this application. Thank you. Mr. Carrol: Thank you. To beat you to it. All right.

Hi, my name is Sarah Leonard. I'm from 22 School Home Road in Goshen. Hi. Just for the record, I love pickleball and everything recreation. So, John, you earlier mentioned that this property will no longer be a home. And Marty, tonight you described the initial driveway here as a farm road. This current footprint at 777 North Street is neither a home or a farm. At 777 North Street, two accessory buildings were built here for agricultural use. What is agricultural use on this property today? My concern and question is what will be occurring here agriculturally moving forward? What has been farmed here besides possibly haying fields? The use is incorrect in my opinion for agriculture possibly haying fields. The use is incorrect in my opinion for agriculture and the barns shouldn't have been built together in that fashion, especially if they weren't being used for ag. Thank you.

Arthur Herman, 823 North Street Goshen, right on the other side of this property. I can see these buildings from inside the house, my house, now with no lights on them. So as soon as he puts lights on them, even though they're facing down, I'm going to see them. I'm going to hear the traffic. It is going to affect my property. I'm dead set against this. My mother just passed away up there. And I went to school here and I live right down in Torrington. My son plans on taking over the house here and we don't want a commercial

**Planning and Zoning**  
**February 27, 2024**

next to it. It's just...And he said that there was going to be 12 people maximum. I heard people talking about tournaments going on, families going in there. There's more than people than just on that court. There's going to be other people in there and an employee or two, he said. So, that's more than 12.

Good evening. My name is Craig Spring. I'm the infamous Craig Spring, wrote the article with some irregularities in there from Mr. Scott quoted. I'm reading from the zoning regulations for Goshen. This is section one, statement purposes. The attorney mentioned one or several. Prevent overcrowding of land, avoid undue concentration of population, avoid traffic congestion. In regards to the traffic congestion, I did not mention Route 63 nor traffic jam. My concern was the 60 mile an hour traffic on Hageman Shean Road, which is a through road to East Street North. And it's only getting worse. Also, the town, according to this statement of purposes, to conserve the town's unique natural resources, a steel barn with anything in it other than what it was for, agriculture, is not doing that. the town's groundwater and surface water to preserve the historical resources, natural features and qualities enhance the character of the town. That's not going to do that. It's going to do just the opposite. And also to achieve in part objectives of the town of Goshen, open space plan and other plans that are officially adopted by the town. This won't do that. Also, if I may, country club. This is in writing, this is the law. Establishment here. Shall include but not limited to construction operational golf courses. No problem. Tennis courts, fine. Swimming pool facilities, restaurant facilities, bathrooms, toilets are going to be there. He can do it. Later including the sale of alcoholic beverages and motorcycle beer parties or whatever else, who knows? Mr. Scott had that property for sale. Now when this goes in, if it's successful, who might buy that next? And they'll be able to do justice by law right here in writing. So don't tell me it's not going to affect anyone. I don't care about pickleball. Have a ball, do it. I don't play it. If so many folks over at Woodledge Lake want it, build it over there. Don't start destroying the public, the unique resources of Goshen. This is the wrong place to have this. That's all there is to it. And I strongly urge you people to follow the guidelines here. And think about that. We've already piecemealed in the previous administration, we carved up parts of Goshen for low-income housing. You haven't seen it yet, but it's coming to a house in the street near you soon, and it's underway. It will be there, but most of us don't know it. Because these things are done without the knowledge of the public. This is another one. And I know Mr. Olson, I spoke to him just this morning. I have no problem with him. I voted for him. Mr. Carroll: Sorry, time's up and we need you to state your street, please. Mr. Spring: I beg your pardon. 217 Hageman Shean Road. Mr. Carroll: Thank you. Mr. Spring: I'm sorry. Mr. Carroll: That's quite all right. Anybody else?

Hi. My name is Jeff Russak. I live at 767 North Street. So I directly abut the property. First, I want to clear up something about the lighting. Mr. Olson stated 300 watts, but those 300 watts are LED lights. If you translate those into lumens and output, it's going to be somewhere between 5,000 and 8,000 watts equivalent. It's a lot of light. It may downdraft, but so do lights in your living room. Point down, and you have to have light, everything. It's going to be a giant bubble of light at the top of the hill. because we like the quiet and the country nature. We both come from areas like this originally. This is going to really change that nature. I also agree that everyone who was for it, or many people, spoke about the community, the tournaments, etc. So I think the characterization of traffic was grossly understated. Additionally, Mr. Olson, as I think this is a privilege and



**Planning and Zoning**  
**February 27, 2024**

right, I own several businesses, he wants to be successful. He wants to make money. I appreciate that. I'm all for that. It's what I do. But I don't think that giving a special permit for a country club as it has been expressed is going to lead, how do you make money? Well, the bar is the biggest way you make money. And the restaurant is there to promote the bar. I think that we open this up and I think we really need to think about what is the permit for. All of the other stuff that was discussed, I'll do this, I'll do that, I promise this, I promise that. That's great. And I – Mr. Olson sounds like a man of his word. However, the permit is for a country club. And the country club entails all of those things. But country clubs make a lot of money. Events. Events are a big area. I'm also totally for pickleball. And I get the sense of community. I think that's great. And I would love to see a facility but not a country club abutting a whole bunch of people's property and changing the entire nature of that end of town. Thank you.

I'm Sandy Russak and I also live at 767 North Street. We are directly downhill previous to the property. And according to Mr. Olson, I'm nobody because nobody will hear, nobody will see. For the last year, all I have heard are trucks. My windows, my bedroom where I sleep, windows, I'm facing that part of the hill. All I've heard is a litany of heavy machinery, heavy equipment. I hear the cars that go up and down. I'm not the only one, you know, I'm maybe the closest, literally. My property is part of the watershed for the city of Waterbury, and I'm constantly every year they come and they inspect my property. Well, I'm the one who's going to be responsible for dealing with that at my own personal expense. There's a lot of things that can go wrong here for the neighbors who live here. But the number one reason I moved here is that when I go out at night in the right conditions, I look up, I see the Milky Way. It's quiet, it's beautiful, and that's why I moved here. And this is the – Woodridge Lake is full of activity. That's why people moved there. I didn't move there because I didn't want that. And I'm all for the pickleball, but why can't Woodridge Lake – you're all from Woodridge Lake. You want that extra indoor place. Plenty of places there. Build it there. It doesn't need to be in my backyard, literally, where there's nothing like this. They have a clubhouse. They've got, you know, there's other ways to go about it. Thank you.

Adam Andrejuja, 95 Lyman Lane. I came here not knowing any of what's going on with this. Just I like to be part of the town. And as I listen to this, really my big concern are the people who live around it. How is it going to negatively impact them, right? They're a small group of people. They're not going to have the biggest vote. But if it's going to negatively impact them, their property values, all that stuff, that's what needs to be considered the most. You know, I get it. I don't think about whatever. It doesn't make a difference to me. I just look at it, who lives around it. I wouldn't want it next to me. And, you know, I wouldn't want it at all. So. Thank you.

Scott Tillmann. Scott Tillmann, 843 North Street. Again, I think I became a friendship with Scott Olson. Him and I spoke at length on the phone of his project. Once he got past changing the residential property to agricultural, it seems like it falls in the guidelines of the town. But the forefathers from decades ago, I'm sure thought of taking a piece of farmland and making a country club. They did not want to make a piece of residential land, farmland, and make the country club. My wife and I, unfortunately, had our house destroyed by fire. Yes, insurance replaced most of it, but we've spent a bunch of money out of our pocket to make the house more of what it was before. We plan on spending more of that money. And this is going to ruin our property value, the Kowalski's

**Planning and Zoning**  
**February 27, 2024**

property value. They have a beautiful estate over there, beautiful. Their dream home. And the rest of the property owners. So sorry, Scott. I think it's a great project, but not there. So my biggest point is the forefathers wanted to take a farm and turn it into a country club, not a 15 acre piece of residential property. And that road is bad up there. They come all the way up the hill following a truck and they pass in a no passing zone in front of our house. All the time. 60 miles an hour, no passing, double line, all the time. They come around the corner, down to there. But that's just kind of just picking straws about the traffic. Thank you.

Mr. Carroll: Thank you, Scott. Please, no comments in the audience. Anybody else want to speak here, present?

So, Lisa Tillmann, 843 North Street. So, after hearing everybody, I kind of was, I had only questions that I said to you, John. I only had questions. But I reiterate what my husband said. Traffic, I believe, is a huge issue. I believe now all Woodbridge Lake people, that's a place that they want to go to. It's not going to be 12 people. It's going to be 30 people, families. So now they're going to picnic up there. What else is it going to be used for? I don't know, like my husband said, how it got switched. It was residential and then it became how we got switched. So that could be to the country club use. And with Mr. Springs said what the country club use is, I think we can't restrict it to just the pickleball. And if we can't restrict it to just the pickleball and only 12 people, I think it's no. My book, that's definitely a no. There's too many variables going on. Thank you.

Hi, I'm Christopher Kowalski, 757 North Street, College of Law. My attorney spoke earlier. My biggest concern is I bought the property because I'm an outdoors person. I like to hunt. I don't know if anybody has a problem with that. So now I have my 40 acres. I've been there for a long time. Now I have all this traffic and all the noise. It disrupts the whole purpose of why we bought this property. My wife has walking trails. You're going to have cars coming up and down. It's just disrupting the whole rural area. I disagree with it. I don't think it should happen. And the board can make their decision upon that.

Wendy Costa, 26 Meadowcrest South. My husband and I moved here about a year and a half ago. We came here for the peace and quiet, all the nature. And I came here to this meeting with a totally open mind. I'd heard about issues, but I wanted to find both sides. And now I believe that, like many others, this is a good idea in the wrong place. And I think it also sets a bad precedent, creating a disruption in the wrong place, and I would hate to see other similar models happening and disrupting the important natural aspects of Goshen.

Hello, Marianne Stilson, 25 Cornwall Drive in Goshen. I'm surprised that there's a huge fight over the Route 4 property. And all this talk about open space and let's preserve Goshen. And yet I'm listening tonight and I see that basically this property is doing to these owners exactly what the other people in Route 4 are complaining about. It's disrupting around their homes and their businesses because there are farms there. And I see a lot of people in the room who are totally against Route 4, but I don't see anybody speaking up against this. I love Scott. I think he's great. But I think that people's rights to their home need to be protected. And people bought property for certain reasons. And now it will change for them. I think it's important that this commission, you know, take that into consideration. My other concern, just as a Goshen resident, is that if it passes

**Planning and Zoning  
February 27, 2024**

and let's say somebody offers to buy it for a lot more money, maybe it's not going to be in the hands of Scott, it's going to be in the hands of somebody else. It's been already approved. I think a lot of the loving feeling about the pickleball is because of Scott. You just don't know what the future is going to hold for this property. I think that is also something that it's in your purview to take into consideration. Thank you so much, all the members of the commission. I appreciate it.

Hi, Audrey Blondin, 174 Sherbrook Drive, Goshen. Obviously I do live at Woodridge Lake. And in the interest of full disclosure, the Kowalski have also more than once, multiple times been my clients. I'm not speaking on behalf of the Kowalski in any way. I'm speaking just as a resident of five years, almost five years, resident of Goshen now and 30-plus years before that in Litchfield. I disagree with what everyone else said. I think it's a fine idea in the wrong place. This is not certainly what, I mean, I live at Woodridge Lake. I do not play pickleball, neither does my husband, but I'm all for all the people that like that and all the other activities there. That's a great place for that. Where farther up, I was in North Canaan in probate court this morning, coming back down, looking at, you know, this beautiful property. I know how hard the Kowalski have worked, and all of their neighbors, to live in that beautiful rural environment. It's just not appropriate there. And I encourage and hope that you will not approve this. Thank you.

Mr. Carroll: I don't see any other hands up. I'm not missing anybody, correct? Lori, do you see anybody? Clerk: No. Mr. Carroll: Okay. So then we're going to close the live public comment and have the Secretary... Mr. Connor: You should have a motion to continue the... Mr. Carroll: At this time. Mr. Connor: procuring to the April, is it 23rd? Is that the date? Mr. Carroll: Yes. Yeah, April 23rd. So I would, do you want to make a motion?

**IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, it was voted to continue the Public Hearing to April 23, 2024. Motion carried.**

4. **READING OF THE MINUTES:** Mr. Carroll: Are there any matters that arise from the minutes from the January 23rd, 2024 meeting. Ms. Zbinden: Yes, I sent an email to Lori today about under new business. I think the 25 percent of maximum impervious surface, was that near the, was that meant to be near the shoreline? Mr. Connor: Shoreline. Yeah, I did see those really 20 percent under Section 3.8.7. I think we did mention that it was shoreline during the meeting in January. Also, the 5 percent was in the RA5 zone. And I thought that it had been changed years back to 5 percent. But you had noted and it was at the meeting, you had noted to me that the regulation was 10 percent. I think that was Lori's question. Did you mention it at the meeting or after? He did mention it at the meeting and that was under Section 3.4.3.3. So I just wanted to clarify that. Mr. Carroll: Thank you. Okay. So if there's no other matters, can I have a motion to approve the revised minutes?

**IN A MOTION BY Ms. Garceau and seconded by Ms. Barrett, it was voted to accept the minutes from the January 23, 2023 meeting as amended. Motion carried.**

5. **OLD BUSINESS: A. Scott Olson Enterprises LLC, 777 North Street, Special Permit application for a Country Club Use - Tennis/Pickleball.** Public Hearing continued to April 23, 2024.

6. **NEW BUSINESS:** None

7. **ZEO REPORT: Mr. Connor:** Maybe people that want to go home, we should let them go home. Mr. Carroll: By all means, the door is open. Marty, do you have a report or anything you wanted to say at this time? Mr. Connor: No, I mean, my report was mainly about Scott Olson. Just to let the Commission know, violation at 24 Benjamin Lane, (not audible). I do now have a ZBA application that's come in. I got the necessary. ZBA will be hearing that. And then if I didn't meet with the Boy Scouts. Mr. Lucas: Excuse me, guys. Mr. Carroll: Guys, you got to be quiet. You can leave, but you got to be quiet. I can't hear him talking. It doesn't work. Thank you. Marty, continue, please. Mr. Connor: Yeah. So, I met with the Housatonic Council, the Boy Scouts, and unfortunately, their dining hall is in horrible shape and they got to take it down. And they're going to replace it basically in the same spot, but it'll be a little bit bigger. So, that'll be a site plan application that needs to come before the commission. Their architect is working on the plan. Not sure whether it'll be at the next meeting, but a couple of meetings down the road, we'll see that. I didn't have Westside Road, I put West Street, but I was rushing to get this done in time for the agenda. I met with them Thursday morning. Just so you know. Mr. Carroll: Thank you, Marty. Now we are going to proceed with reading of the letters. Mr. Connor: Oh, you need to read the letters at the continuing public hearing. Mr. Carroll: And that was under and that's why I should have questioned you and I'm sorry I didn't act on my gut. Mr. Connor: We'll read them at the continued public hearing then. Mr. Carroll: I just said that we were going to read them. I corresponded to everybody that we're going to read them in. Can we do it under public comment? So I want to navigate a way to be able to fulfill what we said we were going to do. So either do we need to make it a... Mr. Lucas: Mr. Chair, is there a way we can even just rather than read all, I think it's close to 30 letters, could we just summarize and say, hey, this person is for, this is for, this is for, this is against? Mr. Connor: Well, I would suggest maybe you do it under correspondence. And then it's all made part of the record anyway. Mr. Carroll: So, I guess with that said, I do think that it is important to read some of these in their entirety. I understand what you're saying, Patrick, by the ones that are generically just for it, fine. But if there's body, some content to it, I do believe it's our job to read that out loud. Furthermore, the needs to be put on record, but they will also, all of them will be in the file and be a permanent part of this file. So, they're all attached to it. They're not going anywhere. Resident: In a minute. Is that what you're saying? Mr. Carroll: No. In the physical file, like this will be kept, right? Ms. Garceau: Maybe online. Mr. Connor: I think this is a problem because we continue the public hearing. A lot of people left the meeting. So I think I would advise that we read these at the continued public hearing. We still have time to consider them. They're part of the file. They can all be shared with the commission. Clerk: And they are online. (?) I'm joking. So I guess... We've been overvoiced, you know. Resident: I didn't speak because she wrote a letter. Right. And we're right there. Lisa has a letter. I'm sorry. Mr. Carroll: So, like I said originally, I feel like I should have questioned you, Marty. I'm sorry, because that's what I was getting at. And you made that suggestion to make that motion at that time. So how do we can we read them now and then on... Mr. Connor: You can read them under correspondence. And then make them part of the record. Mr. Carroll: Can we do that? Okay. And if we feel like we need to... Mr. Connor: They are correspondence. Mr. Carroll: So, okay. Mr. Connor: So they can go over there. Okay.

**No motion was made to accept the report.**

**Planning and Zoning  
February 27, 2024**

Mr. Lucas: Mr. Chair, prior to correspondence, can I make a motion for a 5-minute recess? Mr. Carroll: Patrick, can you make it in like 2 minutes? Sorry, late, man. Mr. Lucas: Yeah. Mr. Carroll: All right. Thank you. So do we need to make a motion for a two-minute recess or?

**IN A MOTION BY Ms. Garceau and seconded by Ms. Barrett, it was voted to have a 2 minute recess. Motion carried.**

8. **CORRESPONDENCE:** 29 emails were read into record for the Public Hearing by Ms Barrett and Ms. Garceau. CT Quarterly newsletter was mentioned as was training that is coming up on February 29, 2024
9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** None.
10. **PUBLIC COMMENT:** None.
11. **ADJOURNMENT:**  
**IN A MOTION BY Mr. Lucas and seconded by Ms. Zbinden, to adjourn the meeting at 9:35pm. Motion carried.**

Respectfully submitted,



Lori Clinton  
Commission Clerk

Received Feb. 29, 2024 @ 2:59 PM

Attest Barbara Z Bus  
Goshen Town Clerk