

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
MARCH 26, 2024 – 7:30PM
HELD AT GOSHEN TOWN HALL**

PRESENT: Lu-Ann Zbinden, Patrick Lucas(Z), Cindy Barrett(Z), Jerrold Abrahams(Z), Jim Withstandley, Shilo Garceau, and Jon Carroll

EXCUSED: William Clinton

OTHERS: Town Planner and Zoning Enforcement Officer Martin Connor.

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:**

4. **READING OF THE MINUTES:** Ms. Zbinden, due to the length of the minutes that maybe they can table the approval to the next meeting. Mr. Carrol, found some minor things and was curious if transcribed or done by hand. Clerk stated both. Mr. Carrol, with that being said a motion was asked to be made to table minutes until next month for proper review.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, it was voted to table the minutes from the February 27, 2024 meeting for proper review until next month. Motion carried.

5. **OLD BUSINESS:** None

6. **NEW BUSINESS:**

A. Discuss/Review agenda distribution and attachment procedures: Mr. Carroll, this is just an open conversation for the commissioners to have to see if they can improve and or make the volunteers' lives easier in any way, shape, or form. He then opened the floor to the Commissioners. Ms. Garceau, would love to have the minutes emailed to them when they're submitted to the town clerk so that they're at their fingertips and at the top of there mind and can review them sooner than several days beforehand, but understands that they're on the website, and thinks that if they're sent to them, they are right there. Ms Barrett asked if Lori would like to review how she has been doing it to refresh everyone. Mr. Carroll, Lori informed him that she submits them to the clerk and that they are available for them online, but was advised not to email them directly. Ms. Clinton, if you sign up for e-notices, whenever anything is posted, the minutes, agendas, attachments, you will get notification and they are usually posted 1 day or 48 hours after the meeting, they're available online. Mr. Carroll, that is one avenue that could be used to expedite and notify. Mr. Connor noted that you can use that for any commissions in town and it's very handy. Mr. Carroll, need to make sure that the agenda is out in a timely fashion to the commission so they have ample time to review the agenda and its attachments and make sure that they have all of the attachments and everything that is present at the time the agenda is sent out. If that could be done in a timely fashion, that would benefit the commission

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and the people that they are serving. Being able to review an application thoroughly and having the ability to have a conversation about that application after reviewing it and having ample time to review it is one of the things that should be worked on and figure out how to come up with a simple routine. Ms. Zbinden, Ms. Garceau and Ms. Barrett agreed. Mr. Carroll, sometimes items that the commission sees in person are not available for our existing commissioners or the people that are viewing these meetings. Larger items may not be in PDF form and that can be discussed with staff. Mr. Carroll discussed the agenda and generic procedures were discussed. Ms. Garceau suggested packets being put together on Friday for pickup for ample time to review. Mr Carroll, minutes printed, out especially when 21 pages, should be provided as well. Ms. Garceau feels this would prevent duplicates and people not knowing if they have been printed. Ms. Barrett noted that having printed on both sides jostles her brain and would like it printed on one side and Mr. Carroll agreed and knows it's not the most fiscally and environmentally responsible. Packets were brought back up and Friday would not work and Thursday would be better. Mr. Carroll noted that they are not making anything permanent at this time, and taking these thoughts and ideas and seeing how we can make them happen and execute them if they're feasible, if they're not, or even applicable and will discuss with Marty and Lori.

7. **ZEO REPORT:** Mr. Connor, did a brief review of the attached ZEO report and that Mr. Olson asked the letter of withdrawal from 777 North Street be read into record. Mr. Connor also said that not on the report was that he discussed with the 1st Selectman his resignation with an effective date at the end of April. He enjoyed his 30 years of service to the Town of Goshen and he will have his written resignation to 1st selectman on Thursday. He mentioned that over the next couple of years, they will need to work on a plan of conservation and development, will need to get a planner involved and Attorneys do not write plans of conservation and development. Mr. Carroll was sorry to hear he was leaving and thanked him for his 30 years of service.
IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to approve the ZEO report for March 21, 2024. Motion carried.
8. **CORRESPONDENCE:** Mr. Carroll indicated that there were 3 items in correspondence including resignation from William Clinton as an alternate with Planning and Zoning. Mr. Carroll mentioned that 777 North Street was withdrawn, Ms. Garceau asked if he wanted to read out loud and he did not feel there was a need since it's attached to the agenda. It was noted that Mr. Clinton's resignation was received and thanked for his service. Mr. Carroll, not all items were related to P&Z in the correspondence. Mr. Carroll also noted that their emails are out in the public and if they reply to make sure they do not reply all when responding so they do not create an informal meeting unintentionally. Mr. Connor stated that there are no pending applications. Mr. Carroll encourages everyone to attend meetings and it was great to have that much public comment at the last public hearing.
IN A MOTION BY Ms. Garceau and seconded by Ms. Barrett, to accept resignation from P&Z alternate William Clinton. Motion carried.
9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** It was noted that planning for the POCD needs to start. Mr. Connor suggested that they contact the Conservation Commission, Goshen Land Trust and Economic Development Commission for their recommendations. It was agreed that the Commissioners review

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sections 1, 2, 3, and 4 before the next meeting for discussion.

10. PUBLIC COMMENT:

- A. Items on agenda:** Marianne Arancio Stilson, in discussion of Agendas and Procedures, failed to thank Lori for a job that she's been doing well. As a prior recording secretary for the town of Litchfield, for many of their boards and commissions it's a thankless job, and difficult to find someone to fill. Suggested they should just be a little careful in language and requests and make sure that everybody is happy and understanding. To Marty, this is a huge loss and your excellent service will be missed and the residents of this town owe him a ton of gratitude and he will be sorely missed. Judi Armstrong, 30 Sherbrooke Dr, echoed what Marianne said. Marty was thanked and will be missed. Lori was thanked and doing a wonderful job and both of you have been just great contributions to our town. Todd Carusillo, 1st Selectman Town of Goshen, thanked Marty for his 30 years of service and hard work.
- B. Items not on the agenda:** George Crowell, 25 Shearshop Road, Goshen spoke on POCD. Sarah Leonard, 22 School Hill Road, spoke on 190 Sharon Turnpike, Michael Leonard, 22 School Hill Road, spoke on 190 Sharon Turnpike and Janet Hooper, 217 Sharon Turnpike, spoke on 190 Sharon Turnpike. Judi Armstrong, 30 Sherbrooke Drive, spoke on supporting Sarah and Michael Leonard.

Mr. Carroll asked for a motion to close the public comment. None was given, but a motion for adjournment was made.


11. ADJOURNMENT:

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to adjourn the meeting at 8:18pm. Motion carried.

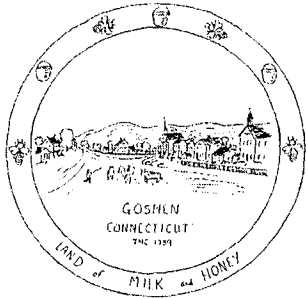
Respectfully submitted,



Lori Clinton
Commission Clerk

280 
Received March 28 2024 @ 2:51 P.M.

Attest 
Goshen Town Clerk



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: March 21, 2024

Scott Olson, 777 North Street, Special Permit Use - Country Club: Scott Olson filed a Special Permit Application to utilize an existing 120' x 60' agricultural barn on his property as an indoor pickleball/tennis facility. The Public Hearing was held and closed at the 2/27/28 Meeting. On 2/29/24, I received an email from Mr. Olson withdrawing his application. He asked that his withdrawal letter be read into the record at the next PZC meeting.

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. Mr. Colby filed a Special Permit ZBA application on behalf of the owners. A Public Hearing on the Special Permit was scheduled for the 3/21/24 ZBA Meeting.

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

Issued ZP # 24-02 to Mark Abbott for Brett King, 88 East Hyerdale Dr., construct deck addition.

Issued ZP # 24-03 to Tarek Raslan, 136 Wellsford Dr., construct addition.

March 20, 2024

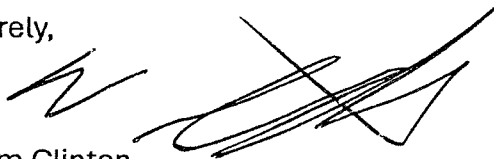
To: 1st Selectmam Todd Carusillo

From: William Clinton

Dear Mr. Carusillo,

I am writing to formally resign as alternate from the Planning & Zoning Board for the Town of Goshen. This will be effective April 20, 2024, unless you find a replacement prior. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'William Clinton', written over a horizontal line.

William Clinton

Received March 21, 2024 @ 9:46 A.M

Attest Becky Z. Blue
Goshen Town Clerk

TO: Martin Connor, Land Use Officer

FROM: Scott Olson

SUBJECT: Application for 777 North Street, Goshen

DATE: February 28, 2024

I would like to thank you along with the Planning and Zoning Commission for such a well run meeting on Tuesday, February 27. It was great to see so many people come out and express their opinions in such a civil manner.

Despite having so many people come out and speak in favor of this application, I am unable to ignore the voices of those who oppose my project. Having my own indoor tennis/pickleball facility has been a dream of mine for over nine years but I cannot afford to have it come at the cost of broken friendships or strained relationships with neighbors and townspeople. For this reason, I am withdrawing my application.

This pickleball facility was never engineered to be a significant money-maker. My goal was to hopefully break even and be able to enjoy some athletic and social activity in an atmosphere of camaraderie. This would be difficult to enjoy if in doing so, my neighbors felt that it would seriously diminish their quality of life.

Although in further discussions, I have been urged to move forward with the project, I feel that it's not always about what one "can do," but what one "should do."

Please accept this withdrawal and know that there may come a day where I am back before the commission with a similar application in a location that will hopefully be more appealing.

Regards,

Scott Olson

Dear Friends on the Planning and Zoning Commission:

First, I would appreciate it if the Chair of this Commission would forward my letter and share it with each member of your Commission before your next meeting,

In this letter I am addressing the issue of the proposal to construct a public works building on Sharon Turnpike.

I am aware that the history of this Town purchased land, the acquisition of a STEAP grant and the creation of a Building Committee for a 14,000 sq ft building is complex. It appears that once the Fire Department declined participation in the initial plan, that the Public Works Department has now revised its building plans and has been sanctioned to present a proposal to Planning and Zoning (P & Z). It has been stated by Selectman Olson that this process is for the purpose of keeping the STEAP grant active.

Regrettably the entire process has had its ups and downs. The apparent decision of the BOS was to put the process on "pause" at the end of November, and to encourage Public Works to both present a needs assessment, as well as a survey of possible alternate sites and implement more public meetings. At the Board of Selectmen (BOS) meeting on 2/27/24 Mr. Harlow presented a new floor plan for a building on the Sharon Turnpike land, but without adhering to the request of the BOS last year to determine if the building is actually needed. In addition it is unclear how the STEAP grant will sync with the taxpayer burden of actually building this facility, i.e. how much more will this facility cost now and in the future. And I am curious as to how the various site plans have been financed both in the past and for the future. As I listen to our First Selectman it appears that the plan is to move forward with an apparent nod toward "let's get this done"..P & Z, Board of Finance etc. The exact timeline for this speed is unclear to obtain the monies, which I thought were applicable to other sites rather than 190 Sharon Turnpike.

Finally, when one looks at the STEAP grant it appears that it was filled out with all sorts of boxes checked off without looking carefully at the environmental impact. (Note the impact on the wetlands and animal species has been done by a community group of experts, but never considered by a town official). However, the public concern apparently led to the "pause" in the past. It seems clear that this Commission should show due diligence in looking at all aspects of the project related to site location, tax payer cost and timeline. Finally, given the size of this potential project and its implications for the town in terms of taxes and the environment, there should be a public hearing. Thank you.

Sincerely, Janet Hooper

19 MARCH 2024

Regarding: Request for Public Hearing, 190 Sharon Turnpike, Goshen CT, Public Works Development Proposal

Dear Planning & Zoning Commission,

I am writing first to thank you for your work on the commission, for your attention to detail in upholding your official duties, for your role in administering statutory requirements and for working to protect the rural character of Goshen in relation to current land use issues.

My purpose in writing is to inform the commission of a proposal for a public works facility at 190 Sharon Turnpike and to state my opposition to this proposal.

In accordance with Article 10 of the Town of Goshen Planning and Zoning Commission by-laws, as well as is permitted by the State Statutes, Chapter 124 and 126, and other pertinent regulations, I am further requesting that a public hearing be held, should this matter be presented to your commission, as it is in the greater public interest to hold such a hearing.

It is in the greater public interest to hold such a hearing, as there is significant public interest and opposition to the proposal for this property. Alternatives to this location have been overlooked. There are significant concerns among the residents of Goshen, that development of the property is unnecessary. Significant questions about the proposed storage building and development of 190 Sharon Turnpike have not been answered, and a non-biased needs assessment has never been conducted, prior to plans being created. Town of Goshen residents would like a more transparent process and to be part of the decision-making process, in order to create a win/win for the town and its residents.

Furthermore, sufficient data on alternatives, cost, engineering feasibility and formal engineered site and building plans by a licensed engineer have not been made publicly available. I have been advised at the 20 February 2024 Board of Selectmen (BOS) meeting, that a new building proposal will be presented for the land on RT 4, 190 Sharon Turnpike at the next BOS and Planning and Zoning meetings. I have also confirmed with the Selectmen that as of 22 February 2024, no needs assessment for public works has been conducted. How can another proposal be put forth, if we have not even determined that new infrastructure is needed?

As a taxpayer of this town, I remain extremely concerned about the lack of effective strategic planning and the lack of transparency in public expenditures held by the First Selectmen in relation to public infrastructure. How much of a tax increase will the taxpayers of Goshen be burdened with because of another building and its associated long-term maintenance?

I am equally concerned with the First Selectman's proposals for excessive expenditures, not only on the proposal for a public works facility and its associated long-term maintenance, but also

committing the town to a particular match amount for a STEAP grant related to the public works proposal. The amount of the match was far above what was required, and far above what other comparable municipalities have committed to for similar projects. All without adequate transparency with the town boards, or the taxpayers of this town.

The following is a list of additional concerns:

- Initially, a piece of equipment was borrowed from the Council of Governments (COG), that was too big to fit in the existing public works building – that was reportedly where the idea for a facility initiated. Poor planning is not a justification for spending hard-earned taxpayer dollars and committing the town to a development it does not want, at a location it wants protected. Is the First Selectman and Public Works seriously considering new permanent infrastructure to house equipment that is not even owned by the town? Such a proposal will waste substantial taxpayer dollars.
- The population in Goshen is stable and has not shown significant growth over many decades. From 2000-2021, Goshen had an annual population growth rate of 0.81% - Neilberg.com Spending taxpayer dollars on an additional public works building based on the assumption that the population of Goshen “might one day” increase dramatically, is not justifiable.
- It is permissible to store many pieces of equipment outside & it is questionable whether a building is needed.
- Developing the land at 190 Sharon Turnpike is in direct conflict with the Goshen Open Space Plan approved in the Plan of Conservation and Development for the following reasons:
 - 190 Sharon Turnpike is land abutting protected land
 - Is land along stream corridor
 - Is land along watershed
 - Contains significant wetland resources
 - Contains scenic vistas
 - Is part of large unfragmented block of land
 - Abuts Goshen Land Trust property. The Land Trust has stated interest in the property
 - Site is prime for passive recreation & agricultural use
 - Site contains endangered species & wildlife habitat. In addition to the potential 3 endangered species, including the bog willow, sedge wren and hard-stemmed bulrush, 190 Sharon Turnpike also contains an abundance of wildlife resources. Sightings include ground nesting birds such as woodcock, bobcat, fox, deer, bear, eastern cottontail, over 75 recorded bird species, turtles, small mammals and more. Destruction of this habitat will negatively impact the natural resources of the town.
- Developing on undeveloped land is more costly than locating a development in existing footprints, such as the existing public works site.

- On page 25 of the existing Plan of Conservation and Development (POCD), it states the following: “It appears there is considerable satisfaction with the current town facilities and services” ...

The Plan of Conservation and Development further states: “Accordingly, any decision to change or improve a municipal service or facility will involve considerable public discussion prior to a formal proposal.” There has been a consistent lack of transparency from the First Selectman and Public Works regarding the public works proposals, which is in direct conflict with the recommendations of the POCD.

Additionally, page 28 of the POCD states the following for both Public Works and Fire Department existing locations: “Room for expansion is available”, and “The property has area available for additional expansion if necessary.” Purchasing and proposing infrastructure at 190 Sharon Turnpike was, and is in direct conflict with the recommendations of the approved POCD.

A public hearing is requested for the following reasons and to address the following concerns:

- A significant number of residents feel that this proposal is in direct conflict with the Plan of Conservation and Development (POCD).
- The monetary and environmental cost of adding new infrastructure to a virgin site is presumed to be exponentially more expensive, compared to adding on to an existing footprint where existing utilities are already available at the existing Public Works buildings.
- Why has there been a consistent lack of transparency in process and no notification made to interested parties and adjacent landholders regarding this proposal?
Townpeople were promised that needs assessments would be conducted, and that multiple meetings and informational sessions would be held, yet another building proposal is being put forth with no such action taking place.
- Why have no resource inventories been conducted at this site?
- Why have alternative sites and proposals not been investigated fully and made available for examination by the public, and quotes sought from at least 3, non-biased contractors for an upgrade and additional storage space (either attached or stand-alone) at the existing Public Works location, if additional space is in fact needed? Taxpayers were not even shown one quote from one contractor, or any alternate plans.
- Why was the initial meeting to purchase the land heavily stacked with supporters, while the rest of the town had little to no idea the meeting was taking place? This is in direct conflict with the POCD.
- Why were no initial meetings to discuss all options, quotes, plans etc. held with the public, prior to the vote at the public meeting to purchase the land? The public feels they were not given adequate information to make informed decisions.
- Townpeople were told that one reason for the new building proposal was that the town borrowed a piece of equipment and discovered it did not fit in their existing storage, and that is why a new building was being proposed. Is it wise to spend taxpayer money to

put up an entire new 9,600 sq ft building on virgin land, in order to fit one piece of equipment that is not even owned by the town? Though storing equipment inside is ideal, do we really need that much additional storage, and can't it be accommodated at the existing Public Works facility, if an upgrade was made?

- Why was I told by the First Selectman prior to the start of the initial meeting to purchase the land that "This is a done deal, this is going to happen" before anything was voted on?
- In the initial town meeting, there were roughly only 100 people voting. This is clearly not an adequate representation of the townspeople who are concerned about this project and want to see the land protected as open space. For instance, I have received over 200 signatures on an informational petition to protect the land as open space.
- How can the First Selectman propose to build a huge facility directly behind a taxpayer's home? Construction here will not only destroy the rural character of Goshen and some of its critical resources, but also negatively impact adjacent property values.
- This development will also negatively impact local businesses, both during and after development, including the Mary Stuart House Bed and Breakfast. Guests to this location expect a rural, quiet stay away from noise and light pollution.
- Light pollution from this development will contaminate the neighborhood and negatively impact wildlife.
- Noise pollution will change the character of the neighborhood and create disturbances to local businesses, as well as wildlife resources.
- What kinds of chemicals will be stored onsite? Will equipment maintenance where oil and gas spills may occur, be conducted onsite? What are the plans for spill response and containment, given that there is a vital wetland and watershed onsite which could become contaminated?
- The excessive amount of impervious surface that will be added to the area near a vital wetland will negatively impact the watershed, even if the proposal claims there will be no work within the regulated area.
- What is the mowing schedule of the site, given that ground nesting bird species use this area? Three endangered and threatened species are likely to occur in this area, as identified in a Natural Diversity Database assessment. Building at this site will destroy habitat and natural resources.
- When will the proposed work take place and will there be anti-tracking mats placed at the egress of the site to prevent debris going onto a state highway and causing a hazard?
- What type of erosion control and seed mix will be used to re-seed the area after it is disturbed?
- What measures will be taken to prevent negative wetland and water quality impacts to the site?
- Are all zoning laws and ordinances being followed in relation to the property directly next to the proposed development? Will variances be sought for setbacks?
- How much will the proposed building cost in both construction and long-term maintenance?

- From assessments of FEMA maps, it is likely that the proposed location will fall within the 100 year-flood zone. Maps of this area also show poorly drained and verily poorly drained soils, not likely suitable for development.
- A website with further information about this issue has been created to raise public awareness: www.gogoshen.org

Given the significant public opposition to this proposal, and the negative impact it will have on both the natural resources and rural character of Goshen, I respectfully request the application be denied, and that a public hearing be scheduled, and adequate notice of said hearing be made available to all residents of the Town of Goshen, including formal notification to adjacent property owners.

I further respectfully request that you use extra caution and scrutiny with any further requests made to this committee, given the circumstances under which the public works situation has been handled.

Please enter this letter into public record.

Respectfully submitted,

Marissa L. Wright
226 Sharon Turnpike
Goshen, CT 06756

Sarah Leonard
22 School Hill Road
Goshen, CT 06756

Planning and Zoning Commission
Town of Goshen Connecticut
42A North Street
Goshen, CT 06756

March 26th 2024

Dear Commission Members,

Given that the new public works facility is now, according to our first selectman, 'in the hands of the Planning and Zoning Commission' I want to point out some concerns that are my own, and others that have been brought to my attention.

In the current Plan of Conservation and Development (2016), it is clearly noted that the public works facility has room for expansion. If the town's POCD noted room for expansion at both the public works facility and the fire and ambulance station, why was the land purchased at 190 Sharon Turnpike to begin with? This information can be viewed on page 28 and will also be attached. The POCD also highlights the value of open space in our community and the importance of protecting natural resources including watershed areas!

Mr. Marc McCarthy submitted an exploratory report to the Board of Selectman entitled 'Town of Goshen Land Ownership' In January of this year. This document lays out town owned properties and asks valuable questions including the background to the 60 acres of land owned on East Street South, whether this was considered for this development/use and if not, what is its future use for the residents of Goshen? These documents are attached.

As far as the funding for this project, according to page 3 of 10 in the 2023 STEAP grant guidelines, *"Municipalities should only apply for a project which is near-term. This means that the STEAP funded portion of the project should be "shovel-ready" or "nearly shovel-ready" at the time of application."* We do not have any detailed information on any projects at 190 Sharon Turnpike and we are not shovel ready. The town and our commissions shouldn't jump to accept plans simply because a grant is on the line.

Finally, I'm asking you to please take into consideration the property owners that are surrounding this new project. We are Goshen taxpayers, small farms, business owners, volunteers, hard workers, neighborly people; much like yourselves. We genuinely care about our properties, our property value, and where we live. We are urging you not to accept or approve the building of this public works facility near our homes and farms. Our beautiful rural neighborhood is in jeopardy.

Sincerely,

Sarah Leonard

Public Works Garage:

Provides space for storage and maintenance of town road equipment and materials. Room for expansion is available.



Fire and Ambulance Station:

The Goshen Fire Company building on Sharon Turnpike houses the fire, emergency, and ambulance vehicles and equipment. The property has area available for additional expansion if necessary. The parking lot and driveways have been recently repaved.

Police:

Police protection is provided by State Police from the Canaan Barracks.

Recreational Facilities:

- Camp Cochepianee is a 57-acre facility on Dog Pond which has a running/walking track, ball fields, bocce court, horseshoe pit, picnic areas, trails, and small waterfront. It also has the Kobylenski Lodge building that can be rented for events like family reunions, birthdays, anniversaries etc. Rentals arrangements must be made through the Recreation Coordinator's Office. In 2005 the swimming area was dredged.
- Goshen Center School recreation facilities – two public all-purpose courts, playgrounds, soccer field & outdoor skating rink.
- Others: The Old Town Hall was sold to the Goshen Players in 2005. The Town owns 73 acres off East Street South that was purchased as a potential local drinking water

FW: Exploring options from the sidelines....following up on earlier question

From: Todd Carusillo (1stselectman@goshenct.gov)

To: sarahmeganruby@yahoo.com

Date: Wednesday, January 31, 2024 at 10:33 AM EST

-----Original Message-----

From: Marc McCarthy <mt_mccarthy@outlook.com>

Sent: Monday, January 29, 2024 8:22 AM

To: Todd Carusillo <1stselectman@goshenct.gov>; Scott Olson <scott071672@gmail.com>; Dexter Kinsella <dexterk1101@att.net>

Subject: Exploring options from the sidelines....following up on earlier question

Todd, Scott & Dexter,

Given all the discussion about the new DPW building on the purchased land on Route 4 and the clear pushback you've received, I'd asked a few months ago about other land options that are owned by the Town of Goshen. I didn't hear back (never saw the broadband minutes either for that matter).

Anyway, following this from the sidelines. it seems evident a wholesale evaluation of the Town needs should be done; including DPW, firehouse, recreation, housing, open space, others, etc. While the formation and later dissolution of the Building Committee took place, it was never clear to me where things stand? Was an evaluation of the back of the firehouse examined inclusive of ways to mitigate the wetlands/drainage needs? Maybe a new group ought to be organized that is less politicized and more pragmatic?

Anyway, my curiosity lies in what the purpose of 30 acres of land the Town of Goshen owns on East Street South. There are 5 parcels one of which is wetlands and dedicated to the John Ross trail. There is an open field and varied slopes across 30 acres that appear usable for something. I am not recommending something here but merely seeking to learn more about why this was not considered before the land on Route 4 was purchased and if its not suitable what the Town of Goshen plans to do with it? Might it be conserved, sold to the Goshen Land Trust? It would certainly suitable to future recreational trails and possible the basis for a CT DEEP grant.

Please have a look at attached I prepared over the weekend for your review. I hope to get thoughts from the folks at GCC/GLT as well.

All the best.

Marc McCarthy
6 Shelbourne Court
914-671-4929



Goshen Land Holding Options.pdf

3.7MB



GOSHEN
CONNECTICUT

Town of Goshen Land Ownership

Exploring options for Town Land Holdings

January 28, 2024

Taking a Step Back to Explore DPW Options

- Sharon Tpke Location was purchased and is being pursued but wonder why were other locations owned by Town not considered?
- Town has a Conservation Plan, but does it have a Development Plan?
- Defining objectives inclusive of all land holdings, town needs (both public works, conservation and recreation), capital availability and constraints should be done inclusively
- Sharon Tpke is flat, wet offering limited development potential. It adjoins Goshen Land Trust land, very visible to the road and more suitable for a single-family home, farm or recreational trails
- Why have other sites (East Street South) not been considered that are already owned but not clearly oriented to recreation, conservation or other purpose?

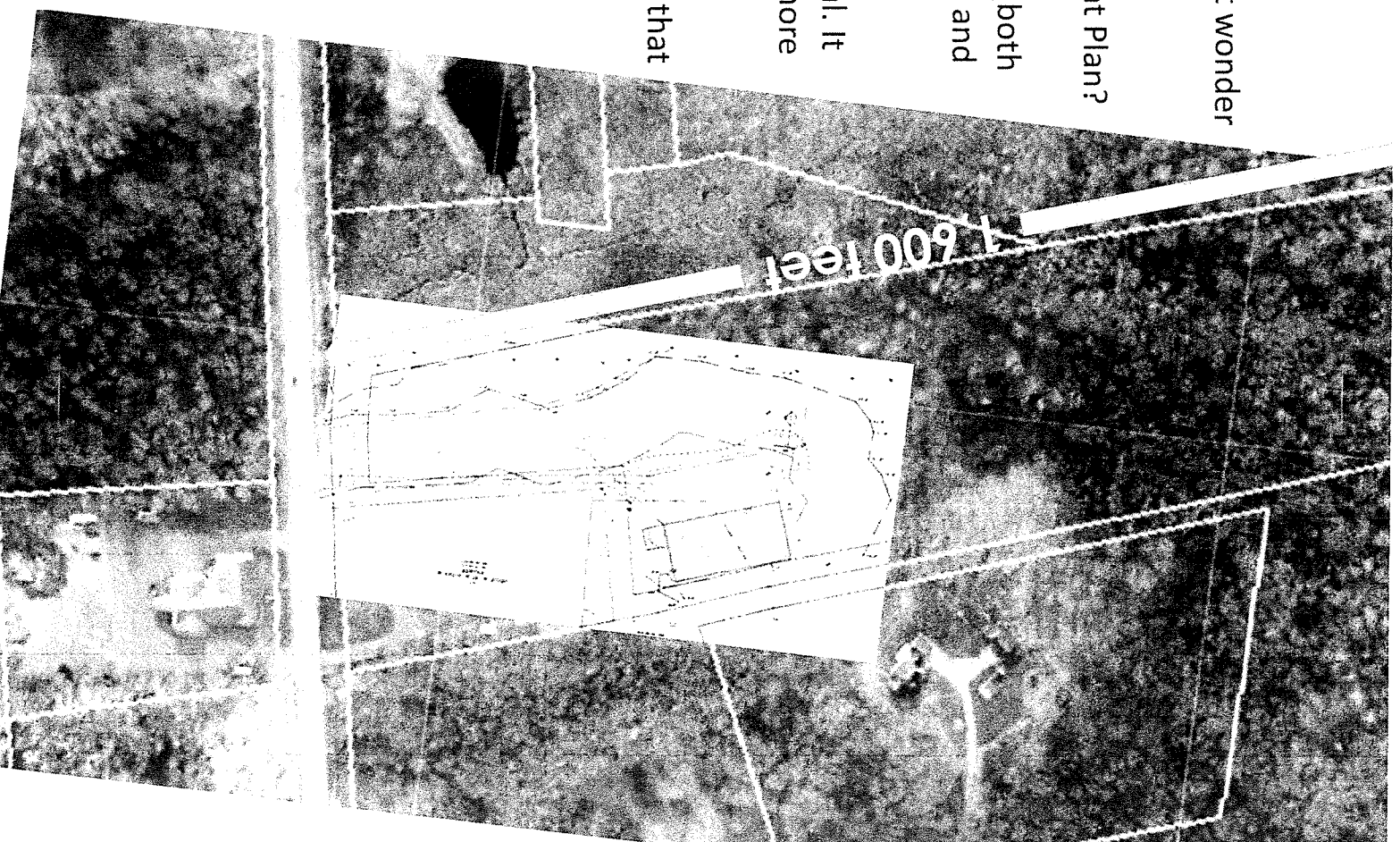
Thoughts about Sharon Tpke DPW Development

Pros:

- On a state road
- Generally flat
- Possible co-locating storage with fire department

Cons:

- Limited usable land, of its 13.8 acres due to wetlands.
- Adjoins pristine open meadow and clear line of site
- Impacts community with a metal industrial building



Goshen Should be Proactive with Land Holdings

- What are objectives with the land that the Town holds?
- Why does the town hold land? Is it for future needs, can it be sold, conserved, or both?
- Goshen Conservation Commission & Goshen Land Trust both pursue use of lands for recreation and conservation and actively care for some of the Town's existing land holdings
- Having just purchased land on Sharon Turnpike, was DPW always the objective?
- What is the purpose of holding 60 acres on East Street South? Why wasn't this considered?
- What are other uses for the East Street South land? Can it be conserved and/or the basis for future trail developments?
- Maybe the town could examine options to swap more suitable land given existing holdings?

Other Land Options Exist! Why weren't they Considered?

Current Town of Goshen Land Holdings

excluding Town Hall, ROWs and cemeteries

Description	Acres	MapXpress	Parcel ID	Address
Northern Trails - Recreational Area - Abutting Norfolk Town Line				
1 Trails	43.0	Zoom to GIS	05-018-001-01	EAST STREET NORTH
2 Trails, Pond, Parking	52.5	Zoom to GIS	05-018-001-00	1097 EAST STREET NORTH
SubTotal	95.5			

Unused LandBank on East Street South - Adjoining Goshen Land Trust Land				
3 East Street - Wellands, Brook	20.6	Zoom to GIS	03-006-001-00	EAST STREET SOUTH John Ross Trail (Goshen Land Trust)
4 East Street - South Section	6.9	Zoom to GIS	03-006-001-01	EAST STREET SOUTH John Ross Trail (Goshen Land Trust)
5 East Street - NorthWest Section	16.5	Zoom to GIS	03-006-001-03	EAST STREET SOUTH
6 East Street - North Section - Field	7.6	Zoom to GIS	03-006-001-04	EAST STREET SOUTH
7 East Street - NorthEast Section - on Road	8.4	Zoom to GIS	03-006-001-05	EAST STREET SOUTH
SubTotal	60.0			

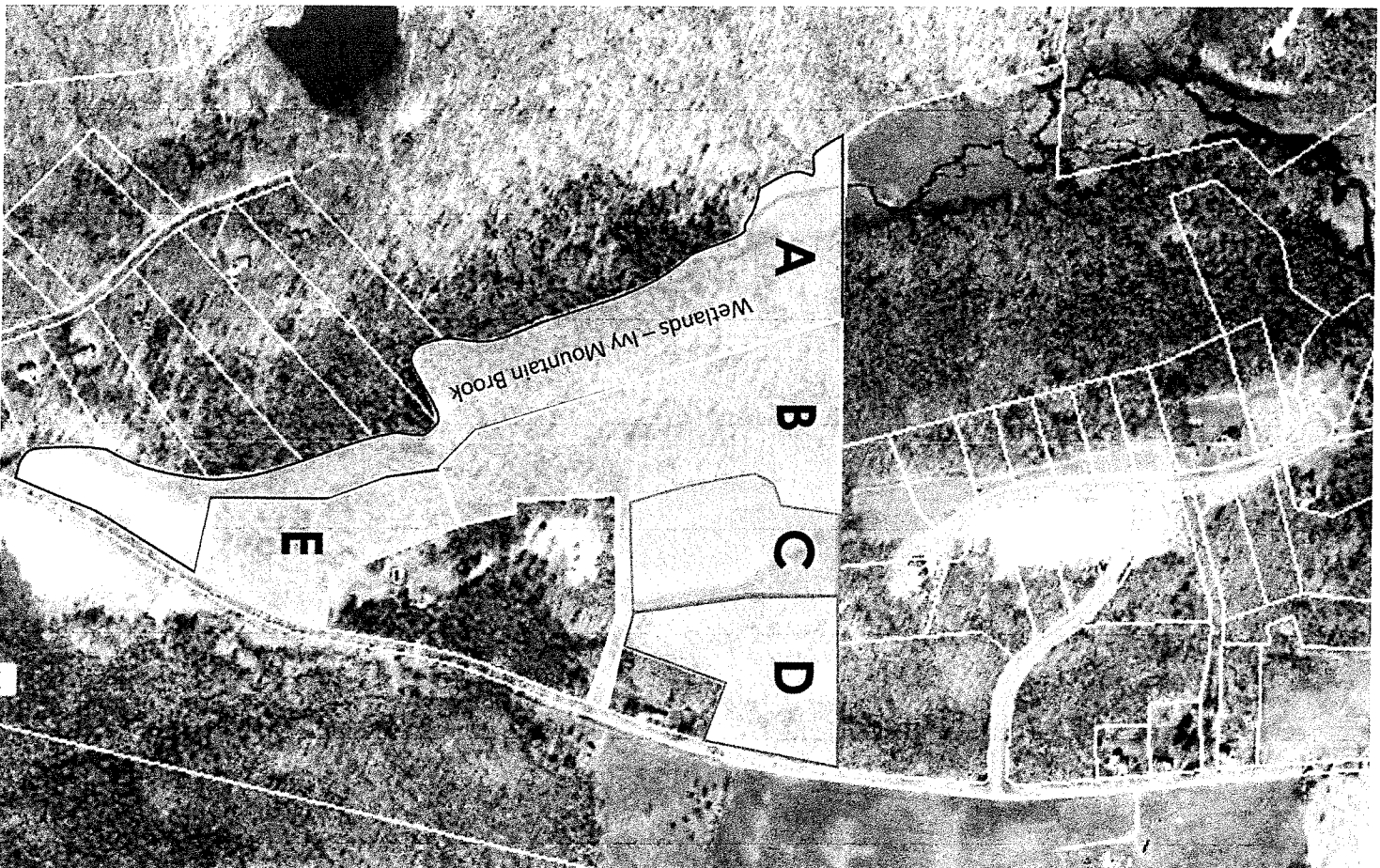
Public Works & Firehouse

8 Goshen Firehouse	3.6	Zoom to GIS	06-008-007-00	181 SHARON TURNPIKE
9 New Land Purchased across from Firehouse	13.8	Zoom to GIS	06-008-076-00	190 SHARON TURNPIKE
10 Dept of Public Works	5.2	Zoom to GIS	05-008-105-00	38 TORRINGTON ROAD
SubTotal	22.6			

Camp Coch (3 properties) + Extra land across Town Hill Road

11 Camp Coch - North of Dog Pond Rd	14.9	Zoom to GIS	05-006-018-00	291 BEACH STREET
12 Camp Coch - South of Dog Pond Rd	21.2	Zoom to GIS	05-006-019-00	DOG POND ROAD
13 Camp Coch - West of Beach	2.3	Zoom to GIS	05-004-115-00	BEACH STREET
14 Town Hill - Across Dog Pond Rd	19.9	Zoom to GIS	05-006-020-00	TOWN HILL ROAD Town Hill Trails (Goshen Conservation Commission)
SubTotal	58.2			

Why hasn't this land been considered for use by Public Works?



East Street South Land Bank!

Description	Acres
B East Street - NorthWest Section	16.5
C East Street - North Section - Field	7.6
D East Street - NorthEast Section - on Road	8.4
	32 acres

60 acres in total of which 32 acres (B, C & D) are sloping but largely accessible ex wetlands (A) / south slope (E)

7.6 acres of open meadow at top of sloping hill

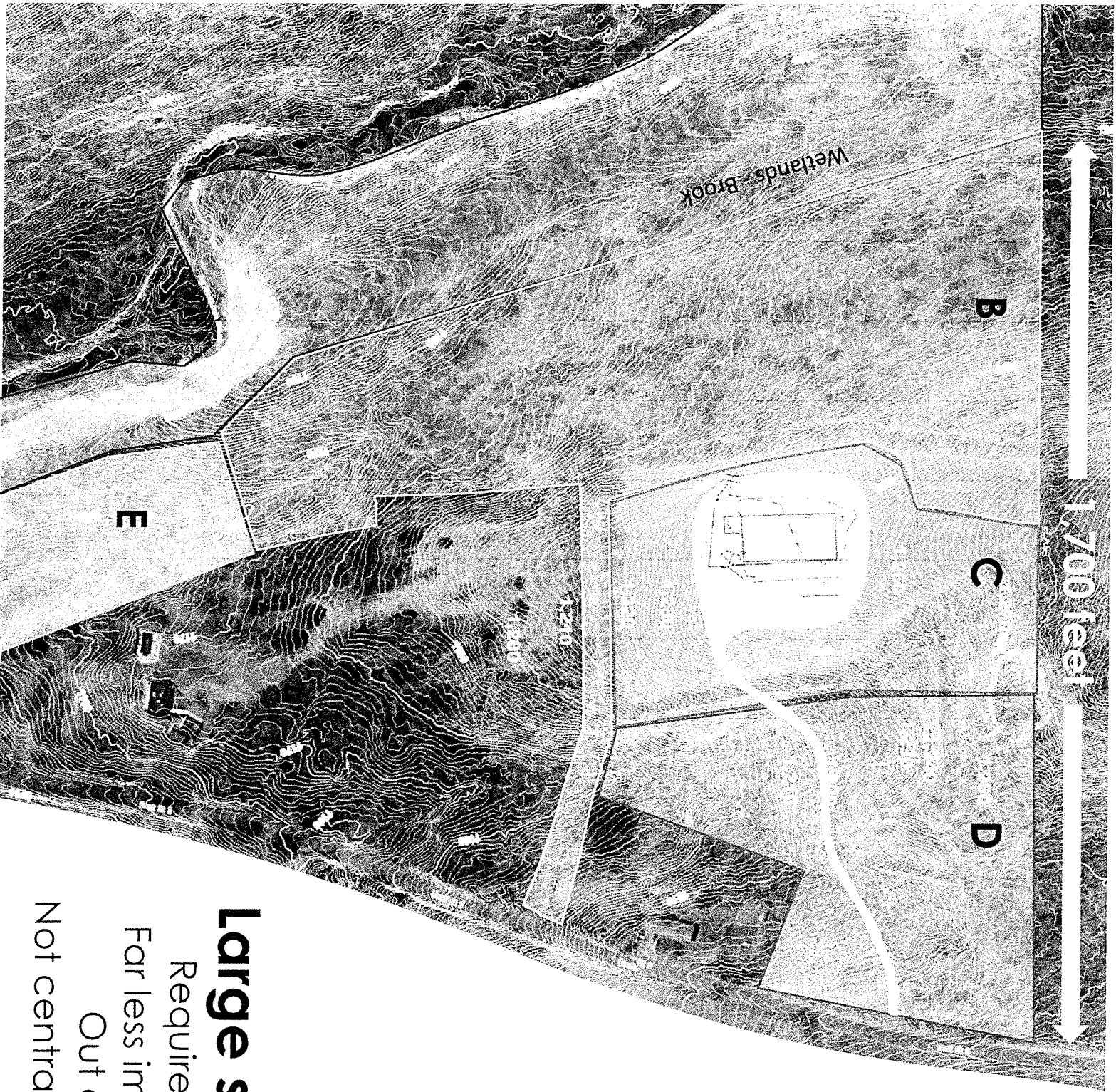
Multiple access points to East Street South

Land records suggest secured August 8, 1988

KEY QUESTIONS

What is the purpose of this land? Seems like a more suitable location for DPW, sale to Land Trust or something?

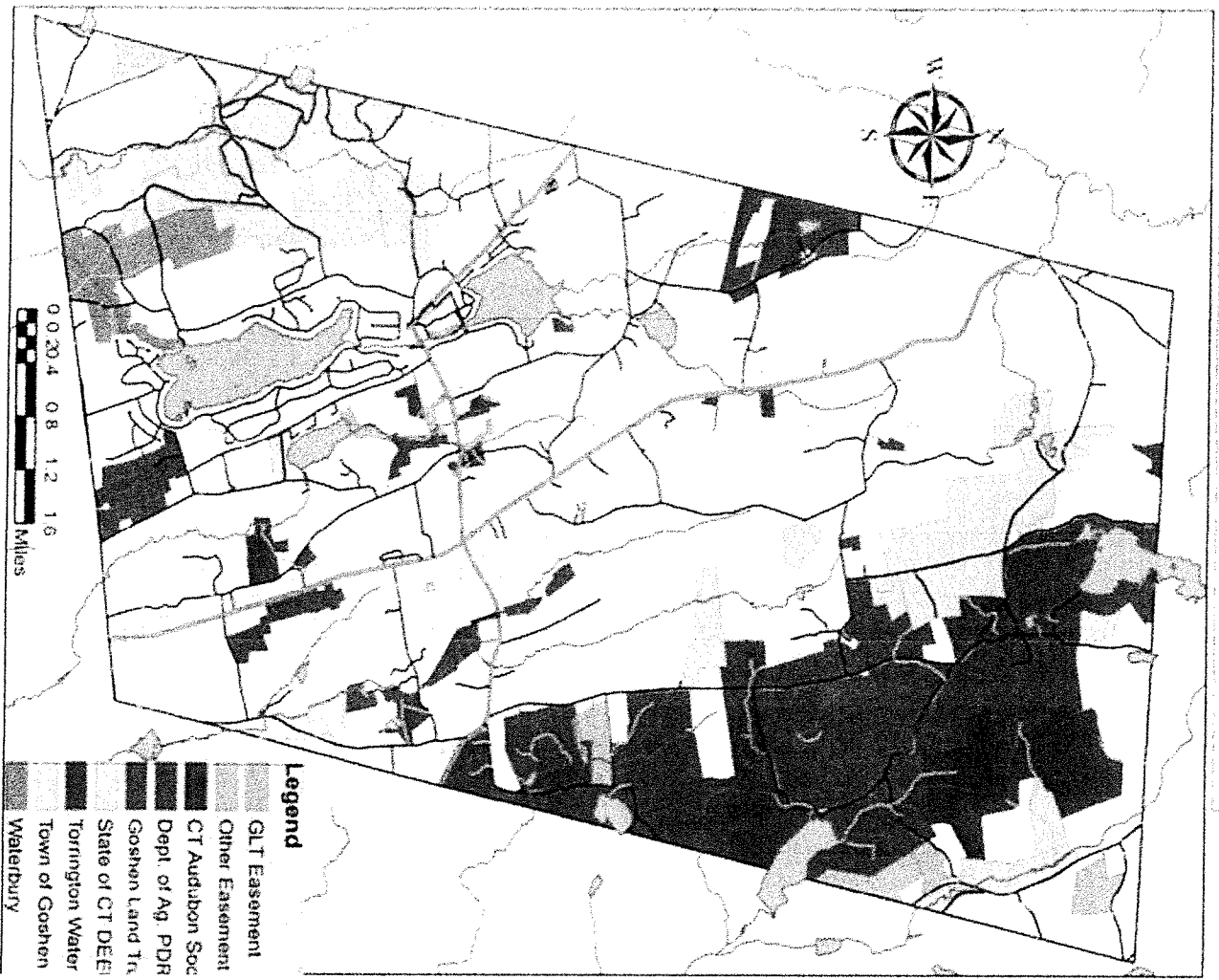
Different from 96 acres in North Goshen which offer clear recreational access. This could offer both purposes – trails for Goshen Land Trust as well as public use



Large site available

- Requires regrading of slope
- Far less impact to community
- Out of site, far from road
- Not central to town – negative

Goshen Protected Property



Appendix 6-Trail Maps East Street South

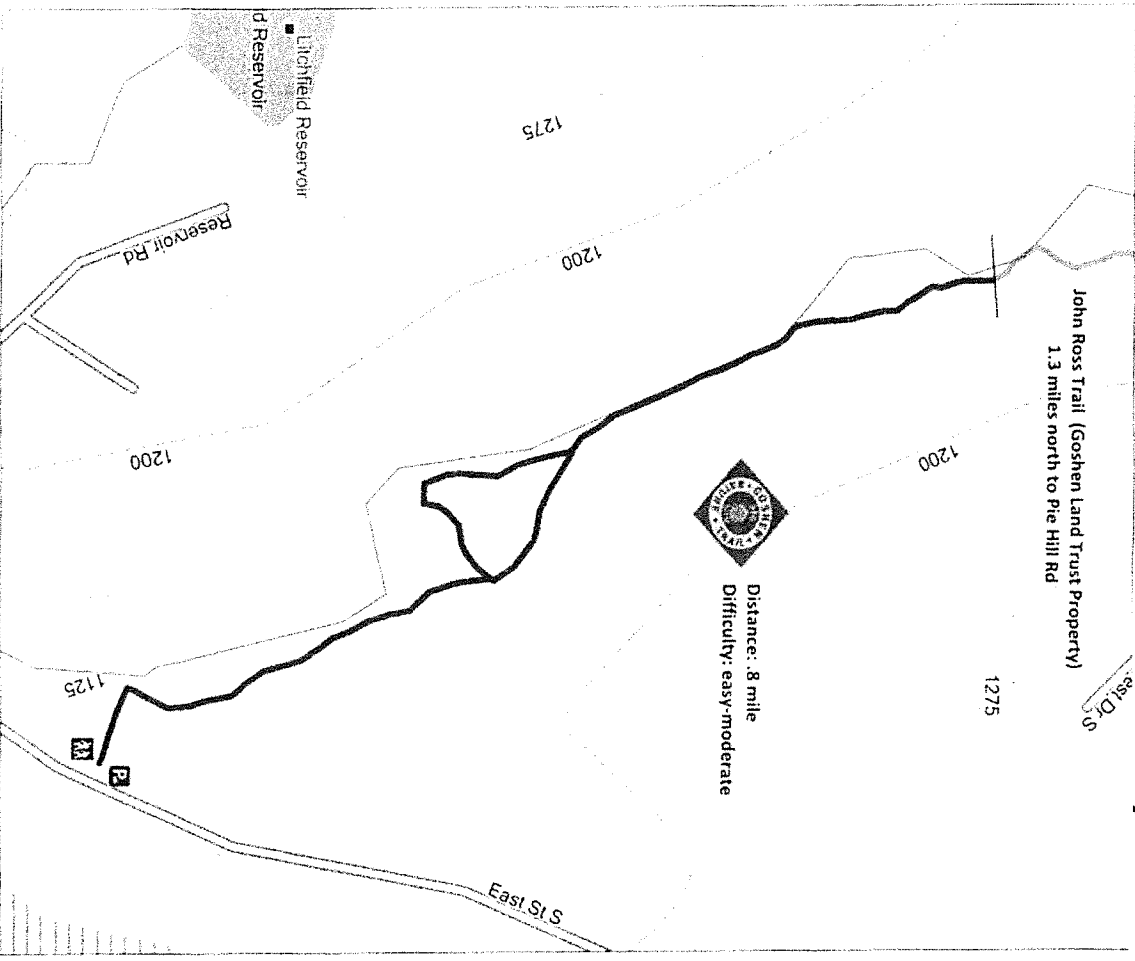


Fort St. South Trail

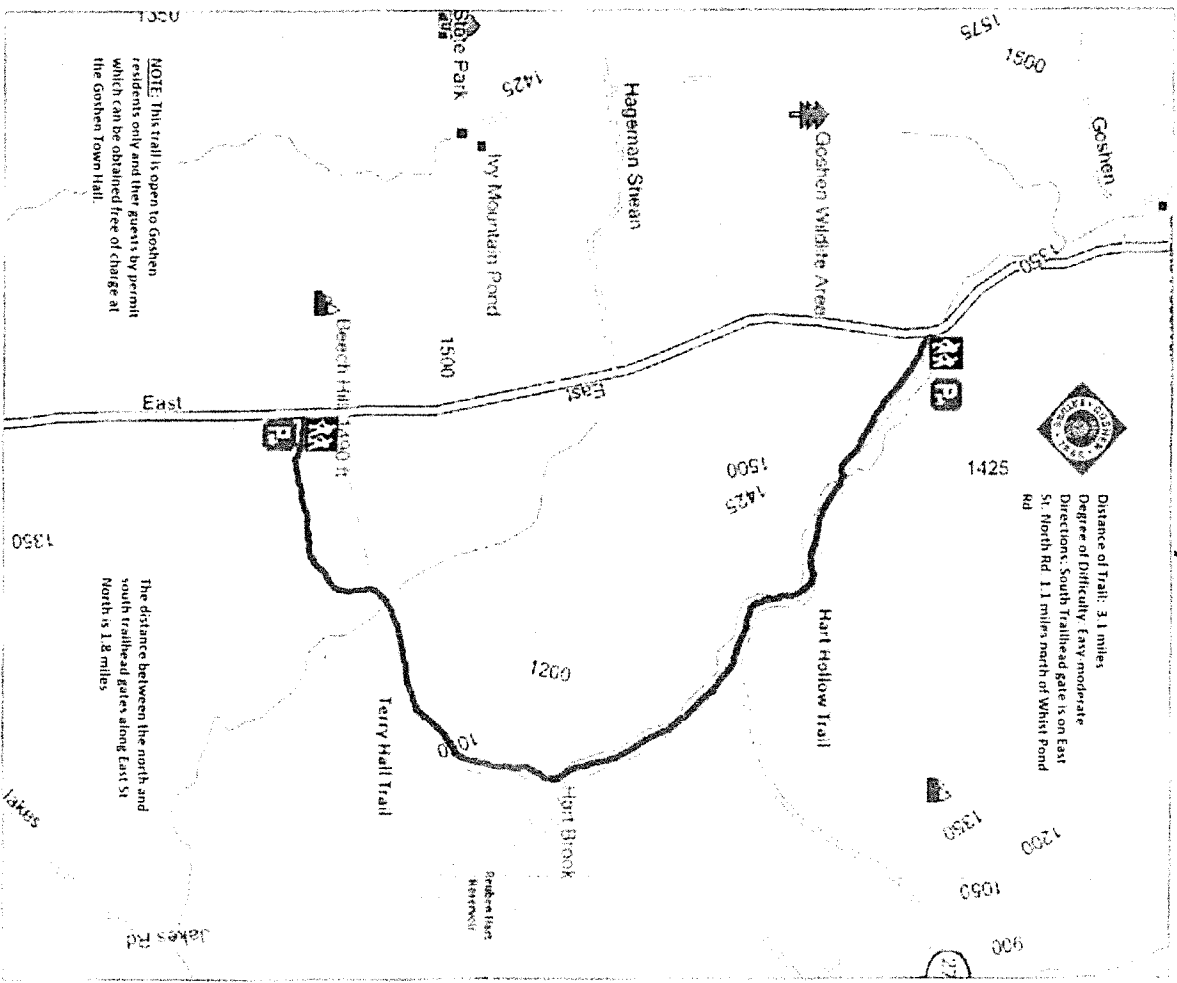
Trail: Orange below trail markings

Goshen Conservation Committee Trails

John Ross Trail (East Street SOUTH)



Hart Hollow/Terry Hall Trail



NOTE: This trail is open to Goshen residents only and their guests by permit which can be obtained free of charge at the Goshen Town Hall.

The distance between the north and south trailhead gates along East St North is 1.8 miles

10740 U.S. 100K 4S 01

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 © Cartography of National Geographic, 2008
 © National Geographic, 2008

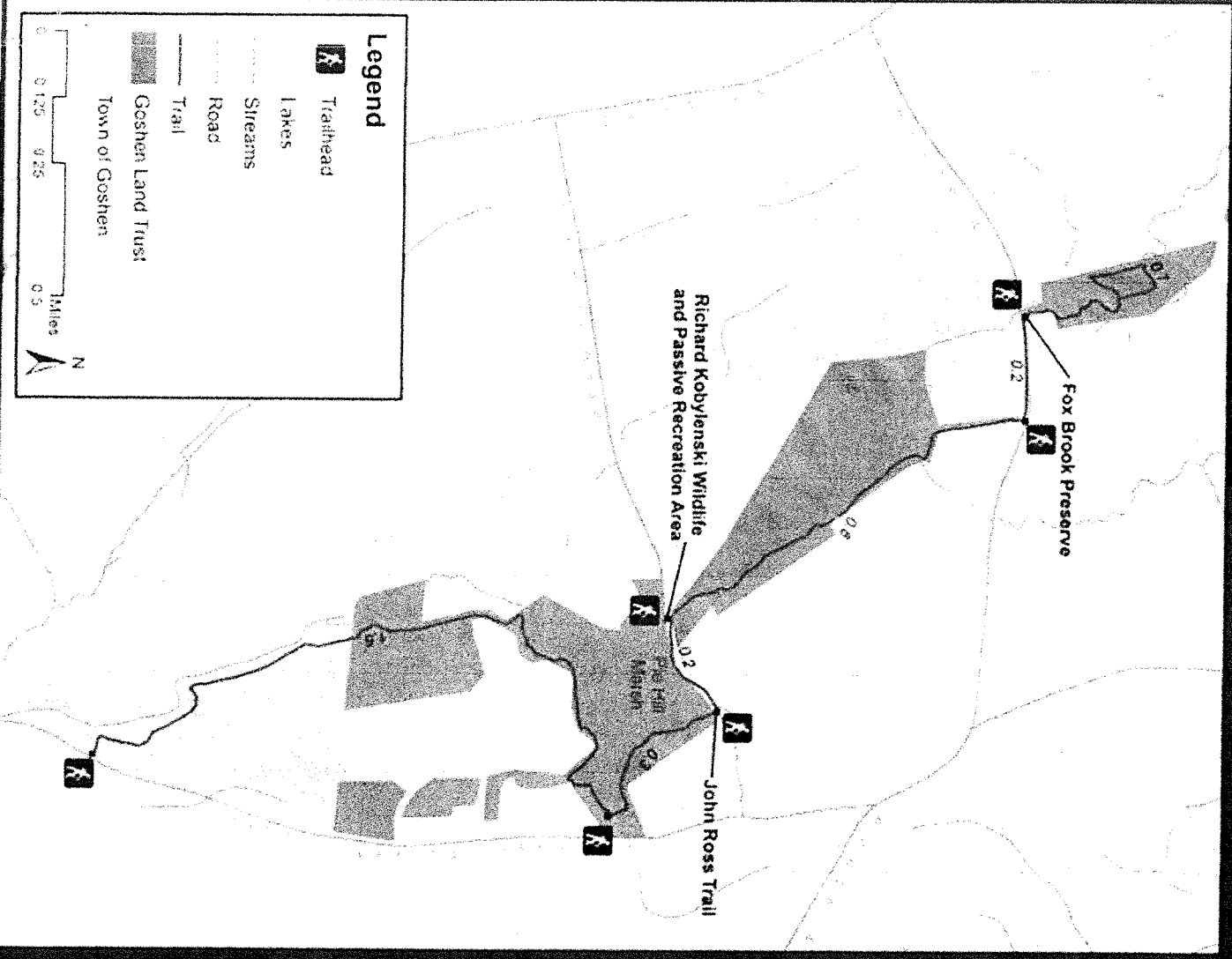
10740 U.S. 100K 4S 01

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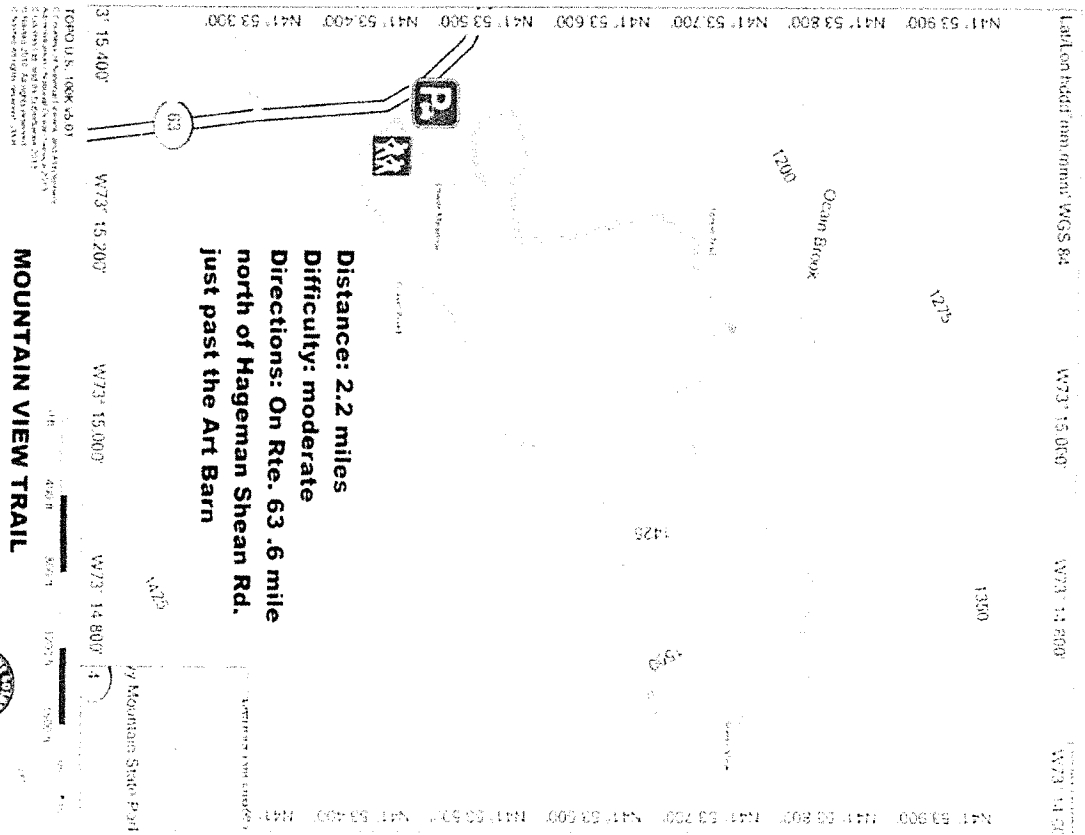


Goshen Land Trust Trail Map



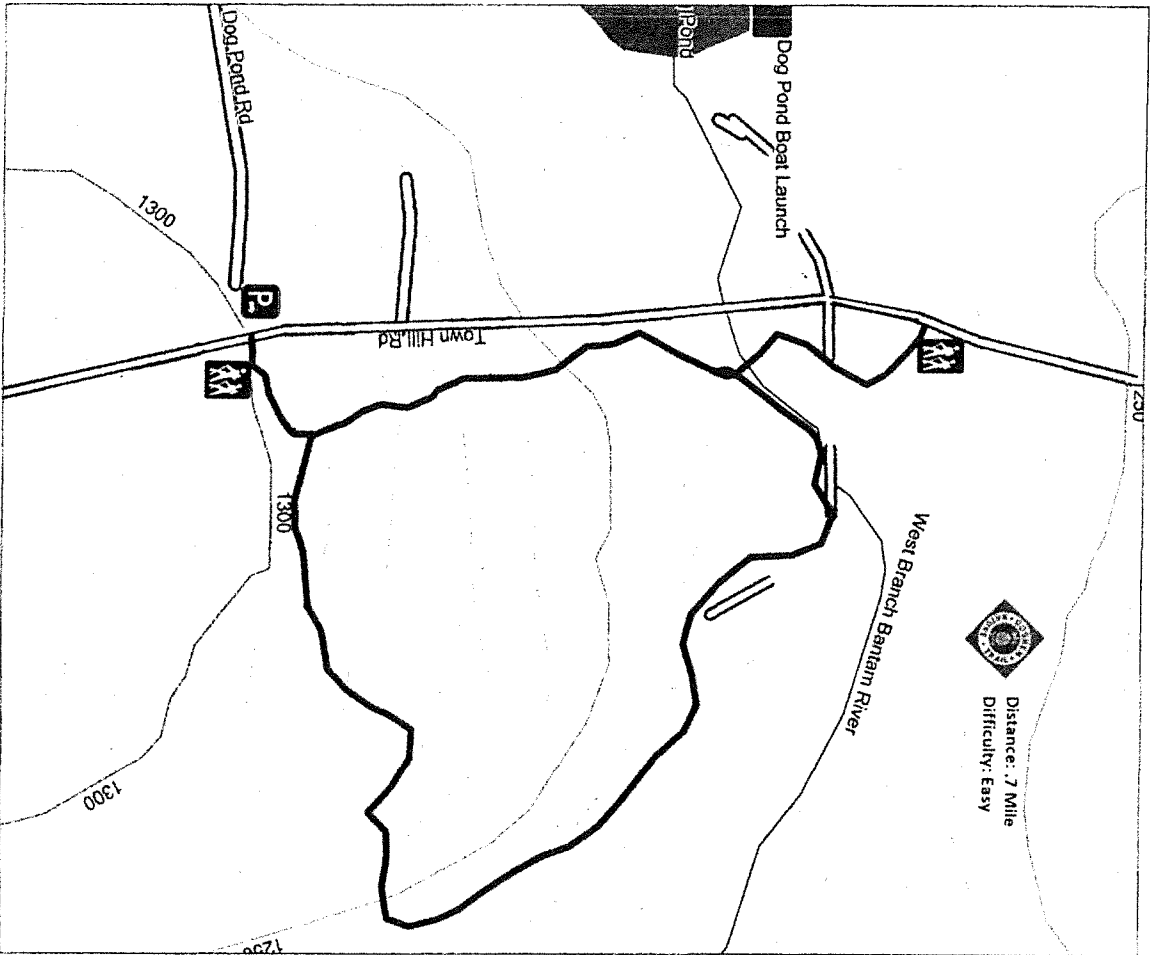
The Goshen Land Trust works to preserve and protect natural and open land to improve the quality of life for current and future generations of Goshen.

All trails are open from sunrise to sunset. Please remember to carry out what you carry in.

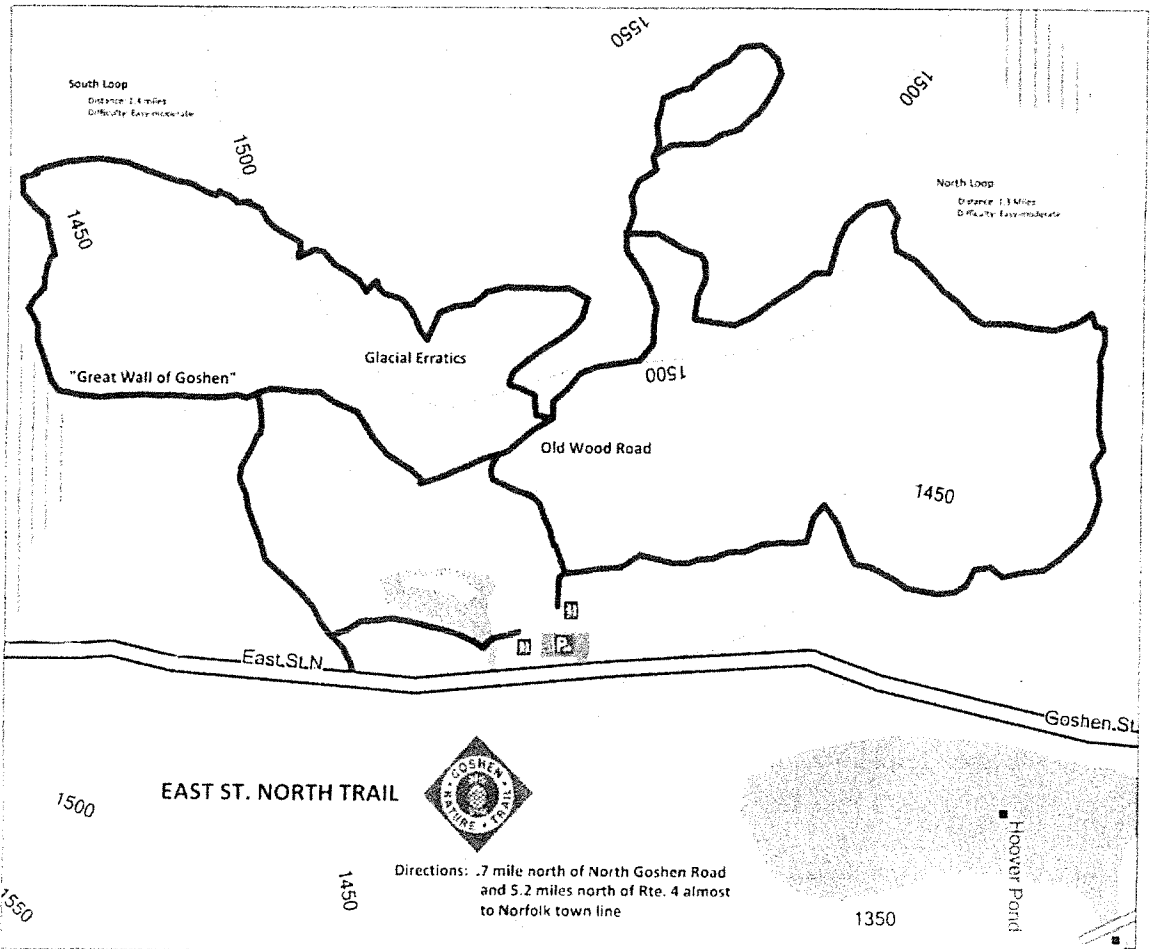


Goshen Conservation Committee Trails

Town Hill Trail



East Street NORTH Trail



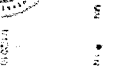
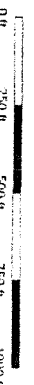
Trailhead Series - Appalachian Trail
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Town Hill Trail



Trailhead Series - Appalachian Trail
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Directions: .7 mile north of North Goshen Road and S.2 miles north of Rte. 4 almost to Norfolk town line

- **All STEAP-funded projects are subject to applicable federal, state, and local laws, ordinances, regulations.** Certain projects, if funded with a STEAP grant, may be subject to additional reviews, evaluations, permits, approvals, and/or certifications, including but not limited to: Commission on Human Rights and Opportunities (CHRO), Connecticut Environmental Policy Act (CEPA), Flood Management Certification (FMC); State Historic and Preservation Office (SHPO) review and determination; and/or Municipal Plan of Conservation and Development (POCD) provisions with regard to eligibility for discretionary state funding. Such reviews, evaluations, permits and/or certifications could significantly impact project costs and timelines. **The grantee should only submit applications for such projects when it is able to provide the detailed information that might be required for various state review processes and can continue with the proposed project and spend down the grant within the terms of the contract period despite these added costs and extended project timelines.**

GRANT AGREEMENT/CONTRACT TERMS AND CONDITIONS

- Grants awarded will have a four (4) year term and may be considered for a one (1) year extension to the grant end date. No grant shall have a term longer than five (5) years.
- Each STEAP grant shall have its own contract and shall not be combined with any other grant contract. STEAP grants are not intended to be “banked” or “grouped together” over the course of multiple years. Each award is to be used expressly for the purpose and scope of work as outlined in the awarded grant application.
- **Any STEAP application, its receipt, and/or any subsequent announcement or notification of an award associated with an application, does not constitute a contract. A contract exists only when you have submitted all required contractual documents and such documents are approved by the administering state agency, and the municipality is notified that the contract is fully executed. Do not incur any anticipated STEAP grant funded project expenditures until a contract is fully executed, as only those allowable expenditures incurred between the start and end dates as established on the fully executed contract can be reimbursed. Expenditures incurred before the contract start date or after the contract end date will not be reimbursed.**
- When a municipality is selected to receive a STEAP grant, the municipality will receive a notification letter from OPM indicating which state agency has been assigned to administer their award.
- Municipalities should be prepared to enter a grant assistance agreement/contract with the administering agency shortly after being notified of an award, therefore municipalities should only apply for a project which is near-term. This means that the STEAP funded portion of the project should be “shovel-ready” or “nearly shovel-ready” at time of application. This is necessary to ensure that the grantee will be able to spend down their grant funds within the defined term of the award, as funds not expended before the grant’s end date will be forfeited.
- Only minor changes germane to the original scope from the approved application shall be approved by the administering agency. STEAP grant funds cannot be repurposed (used for a project other than the one for which it was awarded.) For example:

Michael Leonard
22 Schol Hill Road
Goshen CT 06756

March 26th 2024

Dear Planning and Zoning Commission Members,

I am here to ask the Planning and Zoning Commissioners *not to* accept applications or make any approvals regarding building at 190 Sharon Turnpike.

The town's current POCD, on page 15, states that "*Any decision to change or improve a municipal service or facility will involve considerable public discussion prior to a formal proposal.*" There has been no public discussion on this project. I have been a staple at Selectmen meetings and haven't seen any details, yet the Selectmen have already OK'ed the project to move forward. Where is the due diligence from our town officials? Where is the proof a new facility is even needed?

Furthermore, the STEAP grant application was riddled with mistakes. Question 18 on the application asks to "Describe the environmental and social impacts of the proposed project." Question 18 clearly states to include the proposed impact on the neighborhood.

Todd's answer was "There shouldn't be any impacts to traffic, there is plenty of site-line from the existing driveway." That was his complete answer to a very layered question.

It's obvious with the abundance of signage around town stating the importance of Open Space, that the community cares deeply about the environmental impacts at this location. As far as social impacts, the neighborhood wasn't even considered. Our homes and properties - also not considered. We are not valued.

I've been labeled the enemy because I've been against this project since the beginning. This town's government shows a lack of consideration for its own people, the project has been unorganized and poorly managed.

Thank you for your time.

Michael Leonard