

Received March 22, 2024 9:26 AM

Attest [Signature]
asst. Goshen Town Clerk

TOWN OF GOSHEN
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
THURSDAY, MARCH 21, 2024 – 7:30PM

PRESENT: Dan Kobylenski, Amanda Cannon, Donald Moore, Matthew Grosclaude, and Mark Beeman

EXCUSED: Clyde Breakell and Bruce Arsego

OTHERS: Town Planner and Zoning Enforcement Officer Martin Connor and Attorney Steven E. Byrne.

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:29pm by Dan Kobylenski and no alternates were seated.

2. **PUBLIC HEARING:** None.

3. **READING OF THE MINUTES:** Minutes reviewed and approved.
IN A MOTION BY Ms. Cannon and seconded by Mr. Beeman, it was voted to accept the minutes from the December 21, 2023 meeting as written. Motion carried.

4. **OLD BUSINESS:** None

5. **NEW BUSINESS:**
A. William Colby for Alan C. Rothfeld, 24 Benjamin Lane, Special permit, addition to non-conforming structure per Section 2.4.3.b, accept application and set public hearing: Mr. Colby of Colby Engineering presented information for a Special Permit. Property is off the dirt road before Camp; 2 parcels merged; were removing a tree and thought it was a good opportunity to do an addition and an entrusted contractor had pulled the permit. Was discovered that no permit was done when the property owner called the building inspector; setback is in the front 47.5; Mr. Connor: A2 survey has been done, photos and plan completed and just waiting for Torrington Area Health to approve reserve septic.
IN A MOTION BY Ms. Cannon and seconded by Mr. Grosclaude, to accept application for William Colby for Alan C. Rothfeld, 24 Benjamin Lane, special permit, addition to non-conforming structure per Section 2.4.3.b. and set public hearing for April 18m 2024 Motion carried.

B. Land Use Training by Attorney Steven Byrne, CT Federation of Planning & Zoning: Mr. Byrne did training and provided the following training materials: Workshop Materials on Good Governance; Workshop for Zoning Board of Appeal; Land Use Training Guidelines; Issue Brief CGS 830g Affordable Housing Land Use Appeals Procedure; 24 CFR 100.500; Frances Wihbey vs ZBA of the Pine Orchard Association; Affordable Housing Application Primer.

6. **CORRESPONDENCE:** Items from the CT Federation of Planning & Zoning were reviewed.

7. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** None.

8. **ADJOURNMENT:**
IN A MOTION BY Mr. Grosclaude and seconded by Ms. Cannon, to adjourn the meeting at 9:02pm. Motion carried.

Respectfully submitted, [Signature] Lori Clinton Commission Clerk