

Town of Goshen, Connecticut
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2006 Goshen Plan of Conservation and Development Goals, Issues and Recommendations

The following sets forth the major goals, issues and recommendations for each of the various sections of the 2006 Goshen Plan of Conservation and Development.

ECONOMIC DEVELOPMENT

Goal:

TO PROVIDE FOR BUSINESSES SERVING LOCAL AND REGIONAL NEEDS, BOTH EXISTING AND FUTURE, IN A MANNER THAT PROTECTS PROPERTY VALUES AND IS COMPATIBLE IN SIZE, SCALE AND APPEARANCE WITH THE TOWN'S RURAL CHARACTER.

Issues:

1. Support Home-Based Businesses and Small Business Opportunities. Goshen is a rural town with an unusual number of local home-based and small businesses. These businesses provide important services and employment opportunities. They also provide a pool of local volunteers for firefighting services and other organizations that rely on volunteers who are available for day time service. Land use policies must continue to permit local businesses to start up and be sustained.
2. Provide Potential for Goshen – Compatible, Major Tax Benefiting Use. Zoning Regulations need to provide the opportunity for Goshen to attract and approve an appropriate location for an attractive, tax generating, and environmentally compatible industry, such as the “Cannondale” Industrial – office park proposal.

In the late 1980's Cannondale, a major bicycle maker, proposed to locate in Goshen under a master plan for a corporate headquarters, research and development facilities and single family residences for Cannondale personnel. For a variety of reasons, some unrelated to the Town, this proposal was not implemented. However the Cannondale experience demonstrated that certain types of business activities could:

- Be interested in a Goshen location
- Provide substantial tax benefits to the Town
- Be located on a site that would not be harmful to Goshen's environmental and water resources and
- Be an important part of the community

Recommendations:

The following general guidelines are recommended for use by the Planning and Zoning Commission to develop business related revisions to the Zoning Regulations and Zoning Map.

1. Significant Business Land Uses

A significant business land use is one that has a high intensity of use, attracts a substantial volume of traffic from outside of the community or is a major focus on trade in Goshen.

Significant business uses should be located in a business or a business/residential zone on sites with convenient access to State highways 4 or 63. Sites for such business uses should possess the following characteristics:

- safe and convenient access from the State highway (good sight lines, safe turning lanes, etc.)
- adequate area and opportunity for necessary site improvements (landscaping, parking, drainage, etc.),
- adequate land area for the proposed use (s),
- site conditions with soils suitable for septic disposal, adequate "buildable" land to permit site development avoiding an adverse effect on wetland, floodplains, and other sensitive natural resource areas of threat of groundwater pollution,
- area and terrain with the potential for establishing transition or buffers vegetation, setbacks, buffers, etc., between the business uses and adjacent residential areas.

2. Home Based Business Uses

Business uses located entirely within principal residential buildings that do not change the character of the building or neighborhood and do not generate large volumes of traffic area permitted and should continue to be permitted in residential zones.

3. Major Corporate or Design District Business Zone

It is recommended that the Planning and Zoning Commission consider formulation of an amendment to the Zoning Regulations that would permit an applicant to apply to create a "Major Corporate or Design District Business Zone".

Such a zone would not be approved by the Planning and Zoning Commission unless the applicant demonstrated that the proposed site meets carefully defined location criteria set forth in the Zoning Regulations and the applicant provides documentation that the new use would be a net tax benefit to the Town.

Location criteria would include the requirement for direct access from a State Highway, minimum lot size of 25 to 50 acres, traffic impact assessment and preparation of an environmental impact analysis of the proposed site and use. Under this section of the regulations an applicant would also be required to prepare a cost – benefit analysis identifying and comparing the various costs and benefits of the proposed use and its net fiscal impact upon the Town.