

PLANNING & ZONING COMMISSION
REGULAR MEETING – MINUTES
July 23, 2019 – 7:30PM
GOSHEN TOWN HALL CONFERENCE ROOM – 42 NORTH STREET

PRESENT: Chairman Don Wilkes, Mark Harris, Lu-Ann Zbinden, Laura Lemieux, and Alternate Thomas Carey

OTHER: Town Planner and Zoning Enforcement Officer Martin Connor, AICP.

EXCUSED:

ABSENT: Cynthia Barrett, Alternate Rick Boger-Hawkins.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.

Chairman Don Wilkes called the meeting to order at 7:30PM. Tom Carey was seated for this meeting.

2. PUBLIC HEARINGS:

No business was discussed.

3. READING OF THE MINUTES:

It was noted that a correction to the agenda for the date of the last meeting should be 2019 not 2018. The Commissioners read the minutes from the May 28, 2019 regular meeting. Spelling corrections noted by Ms. Zbinden as follows: Ms. Lemeiux correct spelling Lemieux, throughout the minutes; item 3, Mr. Zbinden to Ms. Zbinden; item 6, MOTION was mad to made.

MOTION by Mr. Harris and seconded by Ms. Zbinden to accept the minutes from the May 28, 2019 meeting as corrected. **Motion carries.**

4. OLD BUSINESS:

No business was discussed

5. NEW BUSINESS:

A. **8-24 Referral from Town of Goshen-lease property at 42 North Street to Regional School District Number 6-for placement of a solar array and other equipment necessary for the production of solar energy.** First Selectman Bob Valentine and Superintendent Chris Leone discussed the proposed lease agreement between the Town of Goshen and Regional School District 6 for property to be developed with Solar arrays. Goshen Center School is the last of the District schools to be set up with solar panels to power the school. It is estimated the school will save 30% over the 20 year lease period on energy. There is not enough land owned by RSD6 to fit the solar panels without taking away open space for the school to utilize. Mr. Leone explained the lease is for 20 years at which time the land can be returned to a field with the solar panels being removed, buy the panels outright, or update the panels. Mr. Leone provided details on the amount of energy the solar panels could produce and the efficiency of the panels to produce energy to supply the school. The maintenance of the fenced in panel area is the responsibility of the Solar company. Commission members asked a variety of questions initiating discussion and clarification on the proposed project. Mr. Connor explained that the Plan of Conservation and Development of 2016, chapter 5, section 8, Sustainability, Recommendations-1 Promote Solar Power/Renewable Energy and reduction of Greenhouse Gas Emissions in the Town. This promotes a favorable recommendation from Planning and Zoning to the Board of Selectmen to go forward with the lease

MOTION by Mr. Harris and seconded by Ms. Zbinden to send a favorable recommendation to the Board of Selectmen on this agreement per our 2016 Plan of Conservation and Development. Motion carries

- B. **Rod Zander-127 North Street-discuss amendment to Seciton 3.7.3d Accessory Apartment-Conversion of Existing Accessory Building.** Mr. and Mrs. Zander appeared before the board to present their application. Mr. Connor discussed with the Commission Regulation 3.7.3d. This regulation requires a 4 acre lot to accommodate an accessory apartment in an accessory building. Mr. Connor explained that the Plan of Conservation and Development of 2016, chapter 5, section 2, Housing, Recommendations: 2. Encourage Accessory Apartments as Affordable Housing. The important points to note on a property are adequate parking and TAHD approval for septic requirements. Discussion was had on the regulation and suggestions on an amendment or strike of the regulation. A public hearing will need to be scheduled after the recommendation is sent to the COG for review and report.

A MOTION was made by Mr. Harris seconded by Ms. Lemieux to revise zoning regulations to eliminate 3.7.3d from the regulations and set a public hearing to consider amendment to regulations. Public hearing would be held on September 24, 2019. **Motion carries.**

6. ZONING ENFORCEMENT OFFICER'S REPORT:

The Commission reviewed Mr. Connor's report of his activities over the previous months. Mr. Connor commented on some of the recent activities. Tywood Associates LLC, would like to open interior walls giving more space the Goshen Wine and Spirits and taking away from the Real Estate office. This would be a lesser requirement for parking. Mr. Carey noted that this matter is an administrative matter and the Commission came to the consensus that Mr. Connor would be allowed to issue necessary permit to the applicant. Mr. Connor noted that 2 new houses have been proposed. One is 76 East Street South part of the Pie Hill Road/Meadowcrest subdivision and one in the Meadowcrest subdivision. The Goshen Fair is adding a deck to the ax throwing area.

MOTION was made by Mr. Harris seconded by Ms. Zbinden to accept the ZEO report as presented. **Motion carries.**

7. CORRESPONDENCE:

Mr. Connor is going to share an email from COG in regards to the 5th Thursday event in August. He will forward it to the Clerk to send to the Commissioners.

8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

None presented

9. ADJOURNMENT:

MOTION made by Ms. Zbinden and seconded by Mr. Carey, to adjourn the meeting at 8:00PM. **Motion carries.**

Respectfully submitted,

Erin Hurlburt
Commission Clerk