

**PLANNING AND ZONING COMMISSION
REGULAR MEETING - MINUTES
MARCH 22, 2016 – 7:30PM
GOSHEN TOWN HALL – 42 NORTH STREET**

PRESENT: Chairman Don Wilkes, Cynthia Barrett, Mark Harris, Lu-Ann Zbinden; Town Planner and Zoning Enforcement Officer Martin Connor, AICP.

EXCUSED: Russell Hurley; Alternate Rick Boger-Hawkins.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.

Chairman Don Wilkes called the meeting to order at 7:30PM. All regular members present were seated for the evening. The proceedings were recorded digitally, and copies are available in the Land Use Office.

2. PUBLIC HEARINGS:

No business was discussed.

3. READING OF THE MINUTES:

A. January 26, 2016 regular meeting.

Mr. Harris explained that he had become a regular member of the Commission; as such, he was incorrectly listed as an alternate filling in for an absent member.

MOTION Ms. Barrett, second Ms. Zbinden, to approve the minutes of the January 26, 2016 regular meeting as amended; unanimously approved.

4. OLD BUSINESS:

No business was discussed.

5. NEW BUSINESS:

No business was discussed.

6. ZONING ENFORCEMENT OFFICER'S REPORT:

The Commission reviewed the report of the Zoning Enforcement Officer's activities over the previous month.

MOTION Mr. Harris, second Ms. Zbinden, to accept the Zoning Enforcement Officer's Report for the period from January 27, 2016 to March 22, 2016; unanimously approved.

7. CORRESPONDENCE.

The Commission reviewed information from the Northwest Hills Council of Governments regarding their upcoming 5th Thursday program. Jocelyn Ayer, NHCOG Community and Economic Director, had requested that the Planning & Zoning Commissions from all 21 member towns appoint a member to attend each of this year's 5th Thursday programs, as the NHCOG was working on the Regional Plan of Conservation and Development and they were hoping to get input from all 21 member towns. Chairman Don Wilkes stated that he would be willing to be the P&Z's representative at the 5th Thursday meetings.

8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Plan of Conservation and Development 2016 Update, to Include Discussion of “Historic Preservation” and “Municipal Facilities” sections of POCD, and Discussion of Public Information Session Scheduled for Tuesday, April 26, 2016.

The Commission discussed the recommendations listed under Issue #1 - “Historic Preservation through Private Action and Education.” Mr. Connor explained that the Demolition Delay Ordinance had not been implemented; if the Commission wished to move this forward, the Board of Selectmen should be encouraged to act on this. Ms. Zbinden expressed concern for historically valuable spots, like the Methodist Episcopal Church site on North Goshen Road. She noted that this property was listed in the Open Space Plan; however, it could be vulnerable if ever the water company that owned the property should decide to sell it.

The Commission agreed that recommendation #2 should be clarified to make clear they were encouraging federal and state tax incentives, not incentives offered by the Town of Goshen.

With regard to the third recommendation to “Encourage Private Historic Preservation Action”, Mr. Connor noted that it was made very clear in past years that residents did not want to create a Historic District as it was thought to be excessive oversight. However, Mr. Connor suggested that residents could be encouraged to register their properties independently. The Commission then briefly discussed how a Historic District would be created and administered. Mr. Connor stated that such a district in Goshen would, in all likelihood, comprise the Town Center area.

The Commission then discussed recommendation #4. Mr. Connor suggested that the Commission might want to consider amending the Subdivision Regulations to require review and consideration of the Open Space plan and historic features listed in the POCD as a part of the subdivision approval process.

With regard to recommendation #5 regarding scenic road designations, Mr. Connor noted that the Conservation Commission had identified several scenic roads. However, these roads were not officially recognized by the State. Mr. Connor explained that the Town would have to nominate the roads to the State for this designation. If approved, State Department of Transportation work would have to be done in a more careful manner so as not to change the character of the road and locale. In order to do this, Mr. Connor stated that the Board of Selectmen would have to adopt a Scenic Road Ordinance. The Town Public Works Department would be required to follow the same requirements as the State. Additionally, Town residents might be required to leave in place stone walls along the road. The Commission agreed they would like to add consideration of a Scenic Road Ordinance to this section of the POCD.

With regard to recommendation #6, the Commission agreed to leave this in exactly as written.

Mr. Connor then asked the Commission how they would like to incorporate the Open Space Plan into the POCD. They could either include excerpts or attach the whole document. The Commission agreed to attach the entire Open Space Plan to the POCD as an addendum. Commission members also discussed the addition of other historically significant properties to the list identified by the Conservation Commission.

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The Commission tabled their discussion of "Municipal Facilities" as the link was not working on the website, and not everyone had a copy of this section. It was agreed to discuss this section at the May regular meeting.

The Commission then briefly discussed arrangements for the Public Information Session being held on Tuesday, April 26, 2016 at 7PM in the Cafeteria of Goshen Center School.

9. ADJOURNMENT:

MOTION Ms. Zbinden, second Mr. Harris, to adjourn at 8:13PM; unanimously approved.

Respectfully submitted,

**Stacey M. Sefcik
Recording Secretary**