

**PLANNING AND ZONING COMMISSION
REGULAR MEETING - MINUTES
JULY 26, 2016 – 7:00PM
GOSHEN TOWN HALL CONFERENCE ROOM – 42 NORTH STREET**

PRESENT: Chairman Don Wilkes, Cynthia Barrett, Mark Harris, Russ Hurley, Lu-Ann Zbinden; Alternates Thomas Carey and Laura Lemieux; Town Planner and Zoning Enforcement Officer Martin Connor, AICP.

ABSENT: 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.

2. READING OF THE MINUTES:

A. June 28, 2016 regular meeting.

MOTION Mr. Harris, second Ms. Zbinden, to approve the minutes of the June 28, 2016 regular meeting as written; the motion carried 4-0-1 with Mr. Hurley abstaining.

3. PUBLIC HEARINGS:

A. Town of Goshen Planning & Zoning Commission – Adoption of Draft 2016 Plan of Conservation and Development.

The Recording Secretary read into the record the legal notice for this matter. Mr. Connor briefly explained to those present in the audience the process by which the Commission worked for the past 18 months to update the Plan of Conservation and Development (POCD). While the April 26th community forum was run by Planimetrics, the bulk of the work on the POCD document had been performed in-house.

Mr. Connor explained that State statutes required referral of the proposed POCD document to both the Board of Selectmen and the Northwest Hills Council of Governments. Mr. Connor read into the record the letter from Bob Valentine, First Selectman, regarding the POCD. Mr. Connor explained that Mr. Valentine had attached some suggested minor corrections. Mr. Connor also explained that he had appeared before the Board of Selectmen earlier that evening regarding the POCD, and he informed them he would recommend to the P&Z that their suggested changes should be made.

Mr. Connor then read into the record the letter received from Jocelyn Ayer of the Northwest Hills Council of Governments (NHCOG). Per the NHCOG's form, the proposed POCD document was "not inconsistent with other municipalities in the region." The form also stated that the draft POCD was consistent with both the State and Regional Plans of Conservation and Development. Mr. Connor stated that Ms. Ayer had also provided some suggestions regarding topics and maps that had been part of the Regional POCD to include in the Town's POCD. Mr. Connor recommended that these suggestions be incorporated as well.

Mr. Connor also read into the record letters from the Woodridge Lake Property Owners Association, the Conservation Commission, and the Woodridge Lake Sewer District, which supported the draft POCD. Mr. Connor explained that he had gotten input from these organizations which had been included in the draft now before the Commission. He also noted the receipt of emails from the Lake Weed Management Committee and Danielle Breakell, a member of the Inland Wetlands Commission which highlighted suggested corrections or items for inclusion. Mr. Connor stated that these items had either already been included or would now be included in a subsequent revision.

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At this time, Mr. Wilkes opened the floor to public comment.

Henrietta Horvay, 43 Breguet Road, addressed the Commission and provided a letter with a list of suggested items for inclusion as well as some minor corrections. Mr. Connor stated that he felt Ms. Horvay's suggestions could be incorporated in a revision of the draft.

Amy Tobin, 16 North Street, addressed the Commission with suggestions regarding improvement to the section pertaining to Economic Growth. She questioned the limitations on the locations where mixed-use was permitted. Mr. Connor said that it was generally limited to the Center Business Zone. Ms. Tobin suggested that residential buildings in the village center that have remained vacant for some time could perhaps be permitted to be used for business purposes. Mr. Connor stated that the Town does have liberal home occupation provisions, which is reiterated in the POCD; however, the Commission could certainly consider reviewing the limitations of the Center Business Zone in future. Ms. Tobin stated that mixed uses already occurs along Route 4 and Route 63 because the uses were grandfathered; however, she asserted this was not fair to other newer property owners. Mr. Connor explained that several of those businesses were operating before 1988, when zoning was adopted by the Town. Additionally the Zoning Regulations had a vehicle for change of use by special permit in the Center Business Zone. Ms. Tobin explained that several historical homes in the Town center were not selling, and she did not want to see them torn down; perhaps this would be a way to ensure they remained occupied. Mr. Carey concurred with this concern. Mr. Connor stated that he felt the Commission could potentially work toward addressing this concern.

Henrietta Horvey then briefly addressed the Commission again to obtain clarification about lake districts, and Mr. Connor explained the Major Water Body regulations in the Zoning Regulations.

Tom Stansfield, 95 West Side Road, then addressed the Commission. He said he wanted to speak first as the Chairman of the Inland Wetlands Commission and commend the P&Z for the huge effort that was involved in updating the POCD. He then spoke as the Deputy Director of Health for the Torrington Area Health District (TAHD). Mr. Stansfield made some clarifications regarding the scope of TAHD review of wells, explaining that the TAHD does not "approve" wells but rather makes recommendations. He said that TAHD approves locations but does not approve yield. He also stated that the TAHD would be more than happy to work with the Town regarding some of the educational projects highlighted in the Natural Resources Protection section of the document. Mr. Connor and the Commission thanked him for this offer.

Hearing no further public comments, Mr. Connor recommended closing the public hearing as he believed the record was complete. He stated that it was his recommendation to include all recommendations received and make all the corrections suggested in a revised draft POCD document which could be brought to the August 23rd meeting for adoption. Mr. Carey asked about accountability for completing the items suggested in the POCD document. Mr. Connor stated that some towns form a POCD committee with the goal of periodically reviewing progress meeting the suggested goals.

Ms. Zbinden then referenced the Housing section of the document and clarified that a local exemption on property tax was referenced, not State and local. Mr. Hurley then clarified that a suggestion made by Jocelyn Ayer regarding sewer extension was not to be incorporated into the POCD. Mr. Connor concurred, stating that the Town's policy was sewer avoidance in all areas outside of the Woodridge Lake Sewer District sewer service area.

MOTION Mr. Harris, second Ms. Zbinden, to close the public hearing in the matter of **Town of Goshen Planning & Zoning Commission – Adoption of Draft 2016 Plan of Conservation and Development**; unanimously approved.

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4. OLD BUSINESS:

A. Town of Goshen Planning & Zoning Commission – Adoption of Draft 2016 Plan of Conservation and Development.

The Commission tabled this matter to the August 23, 2016 regular meeting.

5. NEW BUSINESS:

No business was discussed.

6. ZONING ENFORCEMENT OFFICER'S REPORT:

Mr. Connor reviewed with the Commission his report regarding his activities over the past month. He also provided the Commission with materials received at the recent 5th Thursday program conducted by the NHCOG.

MOTION Ms. Zbinden, second Mr. Hurley, to accept the Zoning Enforcement Officer's Report dated July 26, 2016; unanimously approved.

7. CORRESPONDENCE.

No business was discussed.

8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.

No business was discussed.

9. ADJOURNMENT:

MOTION Ms. Zbinden, second Mr. Hurley to adjourn the meeting at 8:10PM; unanimously approved.

Respectfully submitted,

**Stacey M. Sefcik
Recording Secretary**