

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING - MINUTES  
SEPTEMBER 22, 2015 – 7:30PM  
GOSHEN TOWN HALL – 42 NORTH STREET**

**PRESENT:** Chairman Don Wilkes, Cynthia Barrett, Russell Hurley, Lu-Ann Zbinden; Alternate Mark Harris; Town Planner and Zoning Enforcement Officer Martin Connor, AICP.  
**EXCUSED:** Stephen Cooney; Alternate Garret Harlow.

**1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.**

Chairman Don Wilkes called the meeting to order at 7:33PM. All regular members present were seated for the evening. Alternate Mark Harris was seated for Stephen Cooney. The proceedings were recorded digitally, and copies are available in the Land Use Office.

**2. READING OF THE MINUTES:**

**A. August 25, 2015 regular meeting.**

**MOTION** Ms. Zbinden, second Mr. Harris, to table discussion of the minutes to the October 27, 2015 regular meeting; unanimously approved.

**3. OLD BUSINESS:**

No business was discussed.

**4. NEW BUSINESS:**

**A. Dale Horn, 638 Sharon Turnpike – Use of Property for School Bus Parking.**

Mr. Connor explained that Ms. Horn wished to use a portion of her property for parking of school buses. Referencing a letter from All-Star Transportation dated September 1, 2015, Mr. Connor stated that All-Star had lost the lease on the property where they formerly parked school buses. As a result, they had contacted Ms. Horn to see if it would be possible to use her property for bus parking. He said that while he believed this proposed use did not represent a major change from the previous use, he wanted the Commission to review the matter and render their decision. If they believed it was a significant change in use, the activity would require a special permit application.

Mr. Connor explained that Ms. Horn's property had formerly been used for a logging and trucking business. An Existing Use Registration Form had been filed on May 15, 1989 and was accepted by the Planning and Zoning Commission on June 29, 1989. The form listed the following activities: "storage of logs, wood, and wood products; repairs on equipment, storage of equipment, and large trucks." Mr. Connor then showed the Commission pictures he had taken of the properties. The Commission also reviewed materials submitted by Ms. Horn, which included a picture of the property from the Town Geographic Information System, and a sketch of the buildings and parking location on the property in relation to the property lines.

Mr. Wilkes questioned whether other adjoining properties were able to see the buses parked onsite. Ms. Horn said that adjoining properties would see the buses somewhat, but that they had also been able to see the logging equipment and trucks when that buses was located onsite. Mr. Harris questioned whether the buses were parking in a pre-existing parking area; Ms. Horn responded affirmatively. Mr. Harris noted that the buses had been visible from Route 4 in their prior location at 171 Torrington Road. Ms. Horn agreed, and she noted that they had been visible from the road at the location prior to that, on Route 63.

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Mr. Connor referenced Ms. Horn's letter to the Commission, and noted that the bus parking would be a 5-day per week operation only during the school year. Per Ms. Horn's letter, the previous use of the property for the logging operation was year-round and often daily. Mr. Connor explained that an adjoining neighbor had questioned whether Ms. Horn had abandoned the pre-existing use of the property. He stated that Ms. Horn had registered the previous use and had never changed the property to a conforming use. Mr. Connor said that he had also met with Ms. Horn several times over the years to discuss possible uses for the property. Because of this, it was his opinion that the use of the property had continued and was never abandoned. He also expressed the opinion that the change from logging to bus parking was not a significant change; in fact, he believed it was less significant than the previous use.

**MOTION** Mr. Hurley, second Mr. Harris, to find that the parking of school buses on the property at 638 Sharon Turnpike represents a continuation of the nonconforming use as registered and accepted by the Planning and Zoning Commission on June 29, 1989; unanimously approved.

**5. CORRESPONDENCE:**

The Commission reviewed information from the Northwest Hills Council of Government entitled "NHCOG Goals & Outcomes FY July 2015 to June 2016", "Updated NHCOG Referral Submission Process", and "Updated Land Use Workshops, Training Sessions, and Events." Mr. Harris provided a brief update regarding the most recent 5<sup>th</sup> Thursday program he attended, where the issue of aging in place was discussed. He explained that 22% of Goshen's population was over 65 years old; in ten years that would increase to 32%. He distributed information he obtained at the meeting and promised to provide links to websites where this issue was discussed in more detail. Mr. Connor suggested that the Commission keep this issue in mind while working to update the Plan of Conservation and Development.

**6. ZONING ENFORCEMENT OFFICER'S REPORT:**

The Commission reviewed the report of the Zoning Enforcement Officer's activities over the previous month. Mr. Connor updated the Commission on work at 59 Torrington Road, explaining that the second course of pavement had been done, and work was started on a detention pond.

**MOTION** Mr. Harris, second Mr. Hurley, to accept the Zoning Enforcement Officer's Report for the period from August 28, 2015 to September 22, 2015; unanimously approved.

**7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**

**A. Update of 2006 Plan of Conservation and Development (POCD).**

Mr. Connor and Mr. Wilkes asked for all Commission members to read and be prepared to discuss the first two chapters of the POCD for the October 27<sup>th</sup> meeting.

**MOTION** Ms. Zbinden, second Mr. Hurley, to adjourn at 8:00PM; unanimously approved.

**Respectfully submitted,**

**Stacey M. Sefcik  
Recording Secretary**