

# GOSHEN ECONOMIC DEVELOPMENT COMMISSION

## SPECIAL MEETING – MINUTES

May 24, 2022 6 – 7:00 PM

In Person and Zoom

**PRESENT:** Scott Olson, Peter Kujawski (Alternate), William Commerford, Anne Green, Heidi Koenig, Dr. Jeff Damiano (Alternate), Neal White. **ZOOM:** Marie Bate. **GUESTS:** John and Janelle Carroll/Briar Hill Farm 85 Town Hill Road, Goshen, CT, Burt and Anita Vedovelli/Milk and Honey Grill 195 Torrington Road, Goshen, CT.

**CALL TO ORDER:** Scott Olson called the special meeting to order at 6:02 PM.

**APPROVAL OF MINUTES:** Motion made by Anne Green and seconded by Heidi Koenig to approve April 25, 2022 minutes. It was voted to accept the motion. Motion carries.

**INTRODUCTION:** Welcome to Neal White. Neal is a local business and municipal lawyer and is filling Clint Thorn's spot. Neal grew up in Litchfield and has lived in Goshen for the past 18 years.

**WELCOME:** John and Janelle of Briar Hill Farm. Scott presented some background: We have had an application before P&Z for the past 5 months and are trying to bring to town a regulation that would allow for a year round farm store. Since the application has been in the balance for quite some time and never got passed for various reasons, the applicant withdrew the application. Scott's intention was for the EDC to pick up the application and present it to P&Z as a commission. Janelle, who is a farmer and has been in Goshen her whole life, spoke regarding the above application and their involvement in the process. John and Janelle have put together their own regulations considering other farmers in town, as well as the need for a ratio of farm size which would allow for green space to be preserved. In their regulations they have defined and outlined farming/agriculture, farmers market, farm stand minor or road side stand and farm store major. John discussed their goal to have a farm stand in which they can sell their products and those of local farmers, allowing and promoting agriculture in town, while still preserving Goshen's character. This would be a year round farm store and might require outsourcing for some seasons. Products from outside of Goshen could also be sold, but greater than 50% must be grown in Goshen. Scott stated that he liked the proposal, but not the idea that because they wrote it they would have to incur the \$290.00 fees to apply. He recommended two options to help them. 1) We could recommend to P&Z to have them adopt the regulations as their own and send to a public hearing, or 2) EDC could submit for them to P&Z. Scott stated that the commission could endorse and support their application and make the recommendations for them, which would save them from paying the fee. John and Janelle accepted the offer. Scott asked that a **motion** be made to give the Carroll's application full endorsement to P&Z. Heidi Koenig made the motion and William Commerford seconded. No opposed. Motion carries. John and Janelle accepted the endorsement and will proceed on their own. Future development was discussed, as well as ratios for development vs. preserving land (2 acres/500 sq. ft. ratio). Also discussed was standard formulation for zoning of farms, farm stand within a building, definition of livestock, as well as the process of applying for a farm store.

Scott asked that a motion be made to skip over rest of old business and proceed to new business. **Motion** made by Neil White and seconded by Heidi Koenig. Motion carries.

**NEW BUSINESS:** Burt and Anita Vedovelli owners of Milk and Honey Grill spoke of their issue with signage. Scott gave an overview of situation: Two months ago Burt and Anita put up a temporary sign out front near the road. The sign was 7-8 square feet – small removable (staked). They were told by the Land Use Officer that it was on state property and that type of sign was not allowed. It was to be removed. The sign was in violation as it advertised the business, but was not on the property of the business. Anita discussed the need for solutions moving forward, but none were being given. Scott discussed some solutions that the EDC could assist with – such as a spot on the shared sign board or a post in the ground on her side of the stone wall allowing a sign to hang over. Scott plans to meet with Burt and Anita tomorrow to help them go over the specifics and plan for a new sign.

**OLD BUSINESS:** EDC proposal of regulation to allow small scale manufacturing. This is set for tonight at P&Z (public hearing). This is the only piece of the proposal left that was submitted.

EDC proposal and schedule of Sign Allowance Regulations. The EDC through proposal had requested we freshen up and look at regulations that allow for business signs. P&Z has asked for more specific information. Some P&Z members feel that some sign regulations are due for updating. Scott discussed we are specifically asking that P&Z does away with regulations that prohibit A frame signs (sandwich). A) The signs are in violation and are all over town – would be better to correct the regulation. We do have regulations that allow for temporary signs. B) Do away with the section Architectural Review Board. C) Request to increase commercial signs in the central business zone from 36 to 48 sq. feet (17 pieces of property). D) Ask to increase size of signs for home based business from 2 sq. ft. to 12 sq. feet (3x4).

Richard Weigold and Northern Farm and Forestry. Discussion tabled until next meeting. Scott will discuss why Richard is not moving forward.

**ADJOURNMENT:** Meeting adjourned at 7:06 PM in a motion by Heidi Koenig and seconded by Anne Green.

RESPECTFULLY SUBMITTED,

MARIE BATE

*Marie Bate*

COMMISSION CLERK

Received May 27, 2022 @ 10:11 AM

Attest *Barton Z. Breen*  
Goshen Town Clerk