

GOSHEN ECONOMIC DEVELOPMENT COMMISSION

REGULAR MEETING – MINUTES

August 29, 2022 6:00 PM

In Person and Zoom

PRESENT: Scott Olson, Heidi Koenig, Dr. Jeff Damiano (Alternate), Neal White, William Commerford, Peter Kujawski, Todd Carusillo **ZOOM:** Marie Bate, Henrietta Horvay, Mark Harris **GUESTS:** Anne Green (former member), Chase & Heidi Jespersen (Action Wildlife). They reside at 42 East St. South, Goshen, CT.

CALL TO ORDER: Scott Olson called the meeting to order at 6:00 PM.

APPROVAL OF MINUTES: Motion made by William Commerford and seconded by Peter Kujawski to approve July 25, 2022 regular meeting minutes. It was voted to accept the motion. Motion carries.

Anne Green:

Anne has resigned from her EDC position. Ann was a founding member serving as Chairman since Sept. 2019 and served all through COVID. Each member spoke of Ann's great abilities and eloquence and thanked her for all she has done for Goshen. Neal White will fill her seat.

OLD BUSINESS:

A.) **John and Janelle of Briar Hill Farm.** Last week P&Z approved their farm stand regulation with one slight amendment (5 acres vs 7 acres). B.) **EDC Proposal to P&Z** - A portion of the proposal was commercial signs in town. It went to NWCOC for approval. Last week at a public hearing EDC voted to adopt sandwich board signs, which can be displayed only during business hours. It was a lengthy process (14 months) in which 2 commissions worked together to get this sign regulation updated. C.) **C-Pace Agreement-** Was sent to the board and resolutions were approved and signed. C-Pace allows building owners to take control of energy costs to save money and increase their bottom line. This is a win for Goshen.

NEW BUSINESS: A.) **Action Wildlife** – Chase and Heidi Jespersen are the new owners of Action Wildlife. They discussed how they plan to expand the business. They spoke of wanting to build a sense of community in Goshen. They will continue with the same events of the past, but will be expanding them. This fall they will have a walk through haunted house at the Fall Festival. They finished a pond on the property and have expanded the parking lot. For the future they are planning hayrides, pumpkins, food, brewery events, have the museum open more and a game dinner. They hope this will create a destination for locals, especially the young, as well as those from other towns. Chase stated that he has spoken to Marty (Land Use Officer) regarding above with good results. Chase did speak of a price increase for entrance to the facility due to the upkeep expenses. Scott suggested an opening ceremony for them with press coverage. He stated that the EDC could help them with that and any needs they might have. B.) **Center Business Zone Permitted Principle Uses** - Scott discussed how discouraging the process can be for a business, as it is very lengthy. Currently there are 14 business zone permitted principle uses. An example given was a farm stand in rural agricultural Goshen – there was no regulation to allow for it, thus a 60 day waiting period for a new regulation to be developed. Scott felt that as a commission all members could review the list prior to our next meeting and see if we can come up with more suggestions and bring to P&Z to enhance the list. This would help shorten the process for


a new business. We should also work with the Goshen Business Circle. Scott also noted that years ago a survey was sent out from the GBC and the #1 need was recreation/indoor recreation facility for Goshen. Peter K. stated that some business facilities can fall under existing principal uses. William C. stated that ideas were presented to P&Z in the past to shorten the application process, but were not approved.

PUBLIC COMMENTS: None


ADJOURNMENT: Meeting adjourned at 6:50 PM in a motion by Heidi Koenig and seconded by Peter Kujawski.

Respectfully submitted,

Marie Bate



Commission Clerk

Received August 31, 2022 5:48 PM
Attest 
asst Goshen Town Clerk