

GOSHEN ECONOMIC DEVELOPMENT COMMISSION

REGULAR MEETING – MINUTES

October 24, 2022 6:00 PM

In Person and Zoom

PRESENT: Scott Olson, Heidi Koenig, Neal White, Henrietta Horvay (Alternate), Seated Dr. Jeff Damiano (Alternate) **ZOOM:** Peter Kujawski **ABSENT:** William Commerford.

CALL TO ORDER: Scott Olson called the meeting to order at 6:01 PM.

APPROVAL OF MINUTES: Motion made by Neal White and seconded by Peter Kujawski to approve August 29, 2022 regular meeting minutes. It was voted to accept the motion. Motion carries.

Henrietta Horvay:

Scott welcomed Henrietta to the commission. Henrietta was appointed 6 weeks ago in place of Anne Green, who resigned. Henrietta has been residing in Goshen for over 40 years and is not only the Town Historian, but is on many town committees. The commission is looking forward to her expertise and guidance with town and meeting procedures.

Comment:

Henrietta mentioned (for the record) that since last month's meeting was cancelled due to no quorum, no attendance had to be listed, as was submitted. Due to this, meeting has to be accepted. In the future all that needs to be submitted is one sentence stating the meeting was cancelled and why. Scott will research and correct as necessary at the next meeting.

OLD BUSINESS: A.) **New Sign Regulation Notice to All Goshen Businesses.** Scott explained that two months ago at a P&Z Commission meeting they adopted the last portion of the EDC proposal submitted 16 months ago. It included re-visiting the sign regulation portion allowable square footage and part of the regulation that prohibited sandwich and A frame boards. Scott felt it would be wise to send out correspondence to all Goshen businesses (on file with the assessor's office) and advise them of the new regulations. Scott will take care of this. No objections from the commission.

A.) **NEW BUSINESS:** A.) **Review of Permitted Principal Uses in CBZ.** Scott spoke about how 5-6 months ago Richard Weigold of Northern Farm and Forestry purchased 59 Old Middle Street for a road side farm stand. He found out this was prohibited because in town there was no regulation within P&Z to allow for this to exist. He could not apply to put in a business (not on list of permitted principal uses) in a residential/agricultural zone. CBZ and permitted principle uses have only 12 permitted uses. Richard now has an application in to apply for a new regulation; but the process has taken over ½ a year due to this.

Discussion took place regarding the possible number of businesses that would be good for Goshen, but are not on the list of permitted principle uses. Peter discussed the possibility of a business being able to fall under Personal Service Establishments. Defining what falls under each category might guide us as to what could be added. Scott stated that Personal Services are defined and categorized well in the Town Regulations, but there is an open end to it. We could apply to amend the Regulations. Neil discussed what businesses would be desirable for Goshen. A bakery was discussed. This would have to be

discussed with P&Z, as they control what comes into town. Some ideas discussed were a bakery, deli, take out restaurant, indoor boat/classic car storage, exercise club. Scott will take these ideas to the Land Use Officer and ask for guidance as a first step. He will get something drafted for next meeting. The public can also suggest their ideas.

ADJOURNMENT: Meeting adjourned at 6:40 PM in a motion by Neil White and seconded by Peter Kujawski.

Respectfully submitted,

Marie Bate

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Commission Clerk

Received Oct. 26, 2022 1:18 p M
Attest *[Signature]*
asst, Goshen Town Clerk