

GOSHEN ECONOMIC DEVELOPMENT COMMISSION

REGULAR MEETING – MINUTES

February 27, 2023 6:00 PM

In Person and Zoom

PRESENT: Scott Olson, Jon Carroll (Seated), Neil White, Todd Carusillo, Marie Bate **ZOOM:** Henrietta Horvay, Peter Kujawski, and Cindy Barrett **ABSENT:** Philip Koenig (Alternate), Heidi Koenig

CALL TO ORDER: Scott Olson called the meeting to order at 6:07 PM.

APPROVAL OF MINUTES: Motion made by Neil White and seconded by Henrietta Horvay to approve January 23, 2023 regular meeting minutes. It was voted to accept the motion. Motion carries.

OLD BUSINESS: Stone/Materials Yard and other new P.P. uses for CBZ: At last month's meeting Scott assigned Philip to the job of contacting Marty Connor/Land Use Officer regarding setting up a proposal for a new regulation for a Stone/Materials Yard business. Prior to this, Scott met with Philip and they both went out to look at different sites for such a business. Philip realized this may not be an appropriate principle use for CBZ, due to heavy machinery coming and going all day. As a result Philip has withdrawn the idea and will not go forward with it. Peter asked why Philip felt it was not appropriate. Scott stated that since Philip is absent, he will discuss it at next month's meeting. There was some other discussion regarding new regulations for a bakery or takeout restaurant and a boat and car storage business. Scott said to keep this idea open for the next couple of meetings, so all applications could be presented at once. We will continue to adopt new ideas.

NEW BUSINESS: A.) Zoning and Land Use Laws – Neil White EDC Regular member: Neil is an Attorney with Cramer and Anderson Law Office specializing in Land Use Law. Neil discussed spot zoning laws, as the statutes at times can be unclear. Neil read some of the Statements of Purpose from our Town's regulations regarding zoning (10 of them) with No. 1 summing it up and being the reason we have zoning. No. 1 from the Statement of Purpose reads: To guide the future growth and development of the Town in accordance with a comprehensive plan designed to promote the most beneficial, appropriate, suitable and convenient land uses within the Town, as indicated by existing conditions and future needs. The P & Z Commission of the Town of Goshen CT adopts these regulations in accordance with the purposes, authority and requirements of Chapter 124 of the General Statutes of the State of CT. According to Neil, spot zoning is the opposite of orderly growth, is discriminating and has the potential for corruption. Most towns don't want spot zoning, as it goes against the town and affects property values. Spot zoning goes against a comprehensive plan for the property. Zoning protects property value. There was further discussion around the process for a property owner to get an exception to have their business idea accepted. Todd mentioned that towns such as Bethlehem that don't have zoning can have a factory right next to a beautiful Colonial house. Goshen established zoning in the 80s to avoid this.

B.) EDC Website and Social Media: Discussion around the idea of a social media site for EDC (possible FB?). Neil stated he agreed and the only requirements would be not to discriminate or allow public comment. We could start by putting the word out and having them then seek us out. Scott asked for a volunteer to research this and Jon said he will look into the logistics and discuss at next month's

meeting. Todd mentioned that the Winsted EDC advertises restaurants and new businesses in town. Should we do this to promote business in our Town? Neil stated that we could pick a restaurant or business and highlight it - information only with what the business writes up. We would have to make sure not to discriminate and include all the Town's businesses.

Public Comment: Cindy Barrett of 12 Dresden Court East found a FB site on the internet for the New Fairfield EDC Commission, in which they advertised a Business Owners' Happy Hour.

ADJOURNMENT: Meeting adjourned at 6:49 PM in a motion by Neil White and seconded by Henrietta Horvay.

Respectfully submitted,

Marie Bate

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Commission Clerk

Received March 1, 2023 @ 3:08 PM

Attest *Bentley Z. Bley*
Goshen Town Clerk