**PLANNING & ZONING COMMISSION**

**REGULAR MEETING – MINUTES**

**AUGUST 27, 2019 – 7:30PM**

**GOSHEN TOWN HALL CONFERENCE ROOM – 42 NORTH STREET**

**PRESENT:** Chairman Don Wilkes, Lu-Ann Zbinden, Laura Lemieux, Cynthia Barrett, and Alternates Thomas Carey and Patrick Lucas

**OTHER:** Town Planner and Zoning Enforcement Officer Martin Connor, AICP.

**EXCUSED:**

**ABSENT:** Alternate Rick Boger-Hawkins.

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

Chairman Don Wilkes called the meeting to order at 7:30PM. Tom Carey was seated for this meeting. Patrick Lucas was introduced as a new Alternate appointed to the Commission.

**2. PUBLIC HEARINGS:**

No business was discussed.

**3. READING OF THE MINUTES:**

The Commissioners read the minutes from the July 23, 2019 regular meeting. Corrections noted by Ms. Zbinden as follows: Cynthia Barrett was excused from meeting not absent, under New Business: A. Maintenance of the tennis courts by Region 6 was discussed in the agreement terms. Ms. Lemieux noted under New Business: B. Seciton should be Section.

**MOTION by Ms. Zbinden and seconded by Ms. Lemieux** to approve as amended, the minutes from the July 23, 2019 meeting. Ms. Barrett abstains. **Motion carries.**

**4. OLD BUSINESS:**

A. **Further discussion concerning Regulation 3.7.3d from July 23, 2019 meeting** - Ms. Zbinden began the discussion. The section of the regulation proposed for amendment reads, “The lot contains no less than four contiguous acres of buildable land” The discussion focused around the reason there must be at least four acres of buildable land and the restriction that puts on property owners to be able to add an accessory apartment. The POCD states that P&Z will encourage affordable housing including accessory apartments in the Town of Goshen. The State requires a property, that is to be considered affordable, to be deeded as such for 40 years which puts a restriction on the property owner and the ability to sell the property. Mr. Harris asked if he could speak to the point. He had submitted his letter of resignation to the Town Clerk and the Commission. He informed the commission that he had been appointed to the Board of Selectmen and therefore had to resign as a Commissioner. However, the Board of Selectmen asked that he remain a liaison to the BOS, this would give him the ability to comment and participate in the meeting but not have the ability to vote. He continued with his comment on the regulation and the affordable housing aspect. His comments included the 40 year deed restriction as a deterrent for property owners to build an accessory apartment and that it may depreciate the value of the property. Mr. Connor discussed some projects in another town with affordable housing units. There is often a regulatory group that oversees the housing so that it remains affordable and the state rules are adhered to. Mr. Carey discussed his involvement as a builder for organizations that do affordable housing. Usually there is a non-profit organization that is in charge of the housing and makes sure that the units remain affordable and follow the same set of application steps for the 40 year term. He also discussed the Health District with regard to the four acre requirement in the regulations. At the time of the writing of the regulation, there reason for the four acres may have been to ensure that

Planning and Zoning

August 27, 2019

Page 2 of 2

adequate septic and well sites were on the property. There have been advances in the technology behind septic systems which could require less acreage. Requirements vary depending on whether the proposed apartment is within the existing home or if a new structure will be constructed, separate from the main house. If the apartment is in addition to the home it may be able to be plumbed into the existing septic. If it is a separate building, it will most likely require its own septic system. Mr. Connor mentioned that if the regulation was more open, the possibility of more affordable units may seem attractive to property owners, therefore creating more affordable housing. The housing may not be affordable by State standards, but it would open up the possibility for younger families to come into town or for older residents to down size and not need to leave town. Goshen’s 5 acre zoning is high compared to most towns in the area. Many towns have a one acre requirement. The one acre has to be non-wetland and free of steep sloped land to be able to accommodate a septic and well. Mr. Wilkes brought forward section 3.7.3c which requires the accessory dwelling to not exceed the lessor of 1,200 sq ft or 50% of the floor area of the principle residential structure. The discussion was about the footage as 1,200 sq ft is a large area for an accessory apartment. Discussion followed on the State standard of affordable and what Goshen would consider affordable and how that fits into the POCD for P&Z.

Mr. Wilkes called for discussion on the question posed by Mr. Harris to be considered a liaison for the BOS.

**MOTION** to accept proposal for Mr. Harris to act as liaison to the Board of Selectmen for the Planning and Zoning Commission by Mr. Carey seconded by Ms. Lemieux. **Motion carries.**

**5. NEW BUSINESS: None**

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

The Commission reviewed Mr. Connor’s report of activities over the previous months. Mr. Connor commented on some of the recent activities.

**MOTION was made by Ms. Zbinden seconded by Mr. Carey** to accept the ZEO report dated August 27, 2019 as presented. **Motion carries.**

**7. CORRESPONDENCE: None**

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

None presented

**9. ADJOURNMENT:**

**MOTION** **made by Ms. Zbinden and seconded by Ms. Lemieux**, to adjourn the meeting at 8:04PM. **Motion carries**.

**Respectfully submitted,**

**Erin Reilly**

**Commission Clerk**