

**PLANNING & ZONING COMMISSION  
REGULAR MEETING – MINUTES  
SEPTEMBER 24, 2019 – 7:30PM  
GOSHEN TOWN HALL CONFERENCE ROOM – 42 NORTH STREET**

**PRESENT:** Chairman Don Wilkes, Lu-Ann Zbinden, Laura Lemieux, and Alternates Thomas Carey and Patrick Lucas  
**OTHER:** Town Planner and Zoning Enforcement Officer Martin Connor, AICP.  
**EXCUSED:** Cynthia Barrett  
**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.

**2. PUBLIC HEARINGS:**

A. Zoning Regulation Revision, Section 3.7.3d, Accessory Apartment – Conversion of Existing Accessory Building. Section 3.7.3d requires a minimum of 4 acres of land. The Commission is proposing to eliminate the 4-acre minimum requirement, removing Section 3.7.3d

The Clerk read the Notice of Public Hearing into record. The Chairman reviewed the rules of the hearing. Mr. Connor discussed the current regulation and what it means. He read into record Regulation 3.7.3 a-f. The elimination of Section 3.7.3d would facilitate better compliance with the Town's Plan of Conservation and Development, pertaining to the Housing section of the POCD, page 18 Changing Age Demographics, page 20 Encourage Accessory Apartments as "Affordable Housing", also addressing the Community Issues Forum section of the POCD, Development Issues and Housing Diversity.

Thomas Stansfield, Deputy Director Torrington Area Health, was present by request of Mr. Connor and Commissioner Carey, to offer clarification of codes and requirements of TAHD for septic system installation on parcels. TAHD does soil tests and perc tests to determine the soils ability to accept a leeching field and the amount of land area needed to hold a compliant system. TAHD determines the size of the septic system required by the number of bedrooms in the dwelling and how many the system can properly handle. It is a requirement of TAHD to have a reserve area available on the property that is code compliant, to replace the existing system, should it be needed. A detached building would require a separate septic system for that building.

Mr. Connor explained that it is a State Statute requirement that a proposal to change the Zoning regulations be sent to the Northwest Council of Governments. He read the response of the NWCOG to the proposed amendment into record.

Chairman Wilkes called for public comment.

The following audience members commented, asked questions, spoke in support or against the proposed amendment, and/or voiced concerns:

Scott Benedict-Torrington Road

Email from Amy Tobin-North Street

Vita Muir-Sandy Beach Road

Michael Exstein-Benjamin Lane

Chris Sanders-West Side Road

Francine Komisar-East Hyerdale Drive

Lynette Miller-Rockwall Court

Rod Zander-North Street

Russ Hurley-Newcomb Road

Elizabeth Zander-North Street

Don Vallera-Rockwall Court

Lorraine Lucas-Bartholomew Hill Road  
Alan Rothfeld-Beach Street  
Rino Molon-Sharon Turnpike  
Tony Damiani-Sharon Turnpike  
Amy Tobin-North Street  
Jim White-Bartholomew Hill Road

Discussion by the Commissioners, Mr. Connor and Mr. Stansfield in response to each resident's comments, concerns and questions followed. Topics included, P&Z application process, TAHD process for approval, need for smaller apartments in town, number of current lots regulation effects, as well as TAHD requirements for septic systems.

With a call for further public comment and none heard, the Chairman called for a close to the Public Hearing at 8:17pm

**3. READING OF THE MINUTES:**

The Commission reviewed the minutes from the August 27, 2019 regular meeting. Correction noted by Ms. Lemieux under Old Business last line on page 1, there should be their.

**MOTION by Ms. Lemieux and seconded by Mr. Carey** to approve as amended, the minutes from the August 27, 2019 meeting. **Motion carries.**

**4. OLD BUSINESS:**

A. Zoning Regulation Revision, Section 3.7.3d, Accessory Apartment – Conversion of Existing Accessory Building. Section 3.7.3d requires a minimum of 4 acres of land. The Commission is proposing to eliminate the 4-acre minimum requirement, removing Section 3.7.3d

Mr. Connor noted the NWCOG correspondence stating the consistency of the proposed amendment with surrounding towns and having no conflicts with the Town's POCD, offers staff's favorable recommendation of this amendment. Ms. Zbinden and Mr. Carey made some clarification comments in reference to the compliance with the POCD this amendment would have.

**MOTION** to remove section d, the 4-acre requirement, from section 3.7.3, to support housing diversity and housing affordability, as stated in the Town's Plan of Conservation and Development, taking affect the day after publication, by Ms. Zbinden 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 answered questions presented by the Commission on activities in his report.

**MOTION was made by Ms. Zbinden seconded by Ms. Lemieux** to accept the ZEO activity report dated September 24, 2019 as presented. **Motion carries.**

**7. CORRESPONDENCE:**

The Clerk presented a draft of the Annual Report for Fiscal Year 18/19 to be sent to the Administrative Assistant by October 4<sup>th</sup> for publication.

**MOTION** made by Mr. Carey seconded by Ms. Lemieux to approve the Annual Report for the Planning and Zoning Commission Fiscal Year 18/19. **Motion carries.**

**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 8:34PM. **Motion carries.**

**Respectfully submitted,**

**Erin Reilly**  
**Commission Clerk**