

**PLANNING & ZONING COMMISSION
REGULAR MEETING – MINUTES
NOVEMBER 26, 2019 – 7:30PM
GOSHEN TOWN HALL CONFERENCE ROOM – 42 NORTH STREET**

PRESENT: Don Wilkes, Lu-Ann Zbinden, Laura Lemieux, Patrick Lucas, Cynthia Barrett, and Alternate Leya Edison (arrived 7:33PM)

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

ABSENT: Alternates Thomas Carey and Will Clinton

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.

Don Wilkes called the meeting to order at 7:30PM. Welcome newly elected regular member, Patrick Lucas.

2. PUBLIC HEARINGS:

None

3. READING OF THE MINUTES:

The Commission reviewed the minutes from the September 24, 2019 regular meeting.

MOTION by Ms. Zbinden and seconded by Ms. Barrett to approve the minutes from the September 24, 2019 meeting. **Motion carries.**

4. OLD BUSINESS:

None

5. NEW BUSINESS:

A. Chase Jespersen – 42 East Street South – Special Permit Home Based Business

Chase presented to the board his plans for his home-based landscaping business. He has built a barn to house his equipment, supplies and trucks. Chase is in the process of building his house on the property and should be receiving the CO in late December or early January. Business hours are M-F 8am-4pm with most work being done off property at client properties. In the winter he plows so hours will vary according to storms. There are 2 full time employees and he gets part-time help from the SAE program at Wamogo, as needed, through the busy season. He is not planning any business signage and intends to keep the property looking neat and as an agricultural building. Chase has reached out to his neighbors to discuss his business plans. He has landscaping planned on the property, as a means of screening employee vehicles and keeping the barn looking neat and maintained.

Mr. Connor commented that since he is proposing a home-based business with employees, he will need a special permit. A site plan has been provided and discussion on a narrative showing compliance with the requirements in home-based business section of the regulations. He is awaiting approval from TAHD for a hoop house on the property.

Maintenance of the equipment and trucks will be done on site, in the barn, with any waste-oil to be brought to JW Tractor for proper recycling.

MOTION by Ms. Zbinden and seconded by Ms. Barrett to accept the application of Chase Jespersen – 42 East Street South – Special Permit Home Based Business and to set a public hearing for January 28, 2020. **Motion carries.**

6. ZONING ENFORCEMENT OFFICER'S REPORT:

The Commission reviewed Mr. Connor's report of activities over the previous months. Discussion on various properties on the report was had. A C&D order was issued to a property that has had issues in the past and was discussed.

MOTION was made by Ms. Zbinden seconded by Ms. Lemieux to accept the ZEO activity report dated November 26, 2019 as presented. **Motion carries.**

7. CORRESPONDENCE:

Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter was presented to the members.

8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. 2020 Meeting Schedule- The proposed schedule was reviewed.

MOTION made by Mr. Lucas and seconded by Ms. Zbinden to accept the 2020 meeting schedule as presented. **Motion carries.**

B. Officer Elections:

Nominations were open for Chairman- Don Wilkes was nominated by Ms. Zbinden and seconded by Ms. Barrett. With no further nominations heard, the Clerk cast one ballot for the candidate.

Nominations were open for Vice Chairman- LuAnn Zbinden was nominated by Ms. Lemieux.

Laura Lemieux was nominated by Ms. Zbinden seconded by Ms. Barrett. Ms. Zbinden declined the nomination for Vice Chairman. With no further nominations heard, the Clerk cast one ballot for the candidate.

Nominations were open for Secretary- LuAnn Zbinden was nominated by Mr. Wilkes seconded by Ms. Barrett. With no further nominations heard, the Clerk cast one ballot for the candidate.

9. ADJOURNMENT:

MOTION made by Ms. Zbinden and seconded by Ms. Barrett, to adjourn the meeting at 7:51PM. **Motion carries.**

Respectfully submitted,

Erin Reilly
Commission Clerk