

**PLANNING & ZONING COMMISSION  
REGULAR MEETING – MINUTES  
JULY 27, 2021 – 7:30PM  
HELD AT GOSHEN TOWN HALL AND BY ZOOM VIRTUAL MEETING**

**PRESENT:** Don Wilkes, Cynthia Barrett, Lu-Ann Zbinden, Patrick Lucas, William Clinton, and Leya Edison

**EXCUSED:** Laura Lemieux Alternate: Thomas Carey

**OTHERS:** Town Planner and Zoning Enforcement Officer Martin Connor, and members of the public Robert Valentine (exofficio), Jim Withstandley, Beverly Martin, James Martin, Paul Collin, Mark Harris, Marty Harris, Heidi Koenig, Chris Sanders, Judy Armstrong, Carole Sullivan and Dexter Kinsella.

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

Don Wilkes called the meeting to order at 7:29PM. The meeting was conducted in person at Goshen Town Hall and virtually through Zoom and recorded digitally. William Clinton was seated.

**2. READING OF THE MINUTES:** The Commission reviewed the minutes from March 23, 2021, regular meeting. Following corrections made:

A. Section 3: Correction of Mr. Coonor to Mr. Connor.

B. Section 4: Correction of spelling - caviaute should be caveat.

C. Section 5: Correction of grammar - then to than.

**IN A MOTION by Ms. Barrett and seconded by Ms. Zbinden, it was VOTED to accept the minutes as amended. Motion carries.**

**3. OLD BUSINESS: None**

**4. NEW BUSINESS:**

**A. 2021 Legislative Summary Review:** Chairman Wilkes stated main areas of focus will be page 3, 4, 5 and 10. Page 3: Mr. Connor indicated that he can look at what changes will need to be made and can present them at the next meeting. Changes should be minor. Ms. Edison asked if we have something in our laws that we can do this from a site plan and she does not remember voting on this. Mr Connor referenced several regulations and said this was voted on long before she was on the board. More discussion was had. Ms. Edison stated she does not agree with this and will bring backup to the next meeting. It was suggested by Mr. Valentine that she does more homework on this, and comes back with something to back up her statements. Mr. Connor suggested that the town attorney should be present as well. Page 4: Mr. Connor stated that the main issue is the Affordable Housing Plan 21-29 to be adopted by June 1, 2022 and then reviewed every 5 years. Goshen is in the process of working on this and

there is a meeting on August 2, 2021 at 7pm. Page 5: Governor's Executive order allows outdoor dining thru March 31, 2022, then the town will have to look to see if they wish to add outdoor dining to its regulations. No comments were made. Cannabis was brought up by Mr. Connor who indicated the town will need to decide to have it or not. Some towns are having a moratorium rather than do nothing and stated it is interesting that after allowing it for retail you have to allow it from then on. So he suggested the town make some type of decision. Mr. Valentine indicated that the Board of Selectman had discussed and felt this should be handled by P&Z. More discussion was had on Page 6 dealing with this. Page 10: Mr. Connor stated this has more to do with 8.2 and gives direction on how you can act as a P&Z Board and has removed/added some language. Character is now used as a term and this was discussed further as was our 5 acre zoning. Ms. Edison stated she has spoken to a member of the Governor's committee on Affordable Housing and spoke to a Governor's Aid on Affordable Housing and stated they are not looking at Goshen for Affordable Housing. She could also have them come to a meeting to discuss this issue with us. Ms. Edison stated they are not looking at Goshen because we do not have the infrastructure. More discussion was had and it was decided it would be best to have one of the Governors Reps come and discuss with the Board and Chairman Wilkes agreed. Floating Zones were discussed briefly as was Page 8. Page 13: Mr. Connor discussed Commission Training and the town may want to allow for this cost in the next year's budget.

**B. Election of Officers:**

**IN A MOTION by Ms. Zbinden and seconded by Mr. Lucas, it was VOTED to appoint Mr. Don Wilkes as Chairman of P&Z. Motion carries.**

**IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was VOTED to appoint Ms. Laura Lemieux as Vice Chair of P&Z. Motion carries.**

**IN A MOTION by Ms. Barrett and seconded by Mr. Lucas, it was VOTED to appoint Ms. LuAnn Zbinden as Secretary. Motion carries.**

**C. Roles of Planning and Zoning Commissioners and Staff:** Ms. Zbinden would like to discuss the separation of roles. Mr. Wilkes spoke of the outlines of jobs and contracts and that it is his call if a meeting is to be cancelled. Mr. Valentine discussed job descriptions and that it does not preclude the chair from asking for other things. Mr. Connor indicated that everything is run through the chair and if there are any questions on applications please come in and speak

with him about them and we can work together to be more effective. Ms. Edison spoke of laws on the P&Z staff and commissioners. She stated the chairman needs to lead meetings and send out the information. Staff is not to give opinion or send out information and can have someone come in and discuss this with us. Staff was accused of raising voice at the commissioner and when staff sends out information they are sending it out on behalf of the 1st selectmen's agenda. Discussion was heated after accusations were made and Mr. Valentine and Ms. Clinton stated there disgust with this statement. Title 1 was then explained by Mr. Valentine. Ms. Zbinden stated that she feels that more input and discussion needs to be had at meetings, applications should have more restrictions and a few should have been done differently. Mr. Wilkes thanked Mr. Zbinden.

5. **ZONING ENFORCEMENT OFFICER'S REPORT:** Mr. Connor reviewed ZEO's report and gave a brief update on 12 Sunset Drive. It was asked if there is anything else that could have been done, but since COVID and the Governor's executive order on evictions, there was only so much that could be done.

**IN A MOTION by Ms. Barrett and seconded by Mr. Clinton, it was VOTED to accept the ZEO report. Motion carries.**

6. **CORRESPONDENCE:** None

7. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** Ms. Edison would like to review her research of past motions. Mr. Wilkes indicated that that was tabled until the documents she had were forwarded to the other board members for review. Ms. Edison stated they were emailed out, but no Commissioner was able to state they received them, but would check their emails. Ms. Edison will bring it for the next meeting and send out the items certified mail to each Commissioner.

8. **ADJOURNMENT:**

**IN A MOTION made by Ms. Zbinden to adjourn the meeting at 8:46PM. Motion carries.**

Respectfully submitted,



Lori Clinton  
Commission Clerk

Received July 30, 2021 @ 9:33 AM.

Attest Brenda Zbinden  
Goshen Town Clerk