

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
APRIL 26, 2022 – 7:30PM
HELD AT GOSHEN TOWN HALL AND BY ZOOM VIRTUAL MEETING**

PRESENT: Chairman Don Wilkes, Cynthia Barrett, Lu-Ann Zbinden, Patrick Lucas, Laura Lemieux, and Jim Withstandley.

EXCUSED: William Clinton and Leya Edison

OTHERS: Town Planner and Zoning Enforcement Officer Martin Connor, Amy Breakell, and Mr. and Mrs. Weigold

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.

The meeting was called to order at 7:30PM. The meeting was conducted in person at Goshen Town Hall and virtually through Zoom and recorded digitally.

IN A MOTION by Mr. Wilkes, and seconded by Ms. Zbinden, it was VOTED to add the following item to the agenda: Resmi Rizvani, 59 Torrington Road Suite B-2 - Change of use from Beauty Salon to Restaurant. Motion carries.

2. PUBLIC HEARING: None

3. READING OF THE MINUTES: The Commission reviewed the minutes from March 22, 2022, regular meeting. Correction: Under Others, Henrita Horvay spelled incorrectly, Henrietta is correct spelling.

IN A MOTION by Ms. Barrett and seconded by Ms. Zbinden, it was voted to accept the minutes with correction. Motion carries.

4. OLD BUSINESS:

A. Economic Development Commission - proposed recommendations to amend Zoning Regulations. Ms. Zbinden stated that she did not feel the special permit and public hearing should be waived; does like the idea of having an architectural review board as well as a liaison with applicants and EDC. Ms. Barrett agreed with Ms. Zbinden. A short discussion was had on architectural review board and small scale manufacturing with Mr. Connor. Mr. Lucas indicated that small scale manufacturing makes him nervous due to hazardous materials and chemicals as well as noise ordinance. Ms. Lemieux stated she had no issue with the home office section and would consider small scale manufacturing. Mr. Connor reviewed the process of changing the zoning regulations and asked if the Commission would like a draft of working for small scale manufacturing.

IN A MOTION by Mr. Lucas and seconded by Ms. Lemieux, it was voted to direct the ZEO to draft an update to the center business zone to include

small scale manufacturing. Motion carries.

- B. **Temporary and Limited Moratorium on Cannabis Establishments.** Mr. Wilkes stated this was added onto the agenda to bring it back into focus and wanted to see what other towns are thinking of doing. Mr. Connor stated that Bantam has decided not to allow and Torrington may be leaning the same way and Mr. Connor also stated we have until October to figure this out.

5. **NEW BUSINESS:**

- A. **Amy L. Breakell, 16 North Street - Zoning Permit for a one room Bed & Breakfast per section 5.6.2.1 of the Zoning Regulations.** Ms. Breakell gave an overview of her plans and goal to open Labor Day Weekend. Mr. Connor stated that he has met with Ms. Breakell and she is following all requirements and has received approval from the Fire Marshal and Torrington Area Health. Ms. Breakell stated that signage will remain within the current regulations.

IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was VOTED to approve the Bed & Breakfast at 16 North Street. Motion Carries.

- B. **Richard Weigold, Northern Farm & Forestry LLC, 59 Old Middle Street - Proposed text amendment to Zoning Regulations to add Farm Store Regulations, accept application and set a public hearing.** Mr. Weigold met with the Agricultural Council and they unanimously agreed that the application should move forward with what was presented to them. There was a brief discussion and Mr. Connor stated questions could be asked at the Public Hearing.

IN A MOTION by Mr. Lucas and seconded by Ms. Zbinden, it was VOTED to set a Public Hearing for June 28, 2022 for Northern Farm & Forestry LLC, 59 Old Middle Street, Proposed text amendment to Zoning Regulations to add Farm Store Regulations. Motion Carries.

6. **ZONING ENFORCEMENT OFFICER'S REPORT:** Mr. Connor did a brief review of the April report.

IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was VOTED to accept the ZEO report. Motion Carries.

7. **CORRESPONDENCE:** None.
8. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**
Application for Resmi Rizvani, 59 Torrington Road Suite B-2 to do a change of use from beauty salon to restaurant. Mr. Connor stated that Goshen Pizza would like to expand into the space next door and is working on having everything needed for a Public Hearing next month.

IN A MOTION by Ms. Lexieux and seconded by Ms. Zbinden, it was VOTED to accept the application and set a Public Hearing for May 24, 2022 for Resmi Rizvani, 59 Torrington Road Suite B-2 change of use from beauty salon to restaurant. Motion Carries.

9. **ADJOURNMENT:**

IN A MOTION made by Ms. Zbinden and seconded by Ms. Barrett to adjourn the meeting at 8:03PM. Motion carries.

Respectfully submitted,



Lori Clinton
Commission Clerk

Received April 28, 2022 @ 11:15 A.M.

Attest Barbara Z Beer
Goshen Town Clerk