

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
FEBRUARY 28, 2023 – 7:30PM  
HELD AT GOSHEN TOWN HALL**

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

**EXCUSED:** William Clinton

**OTHERS:** Town Planner and Zoning Enforcement Officer Martin Connor, Ms. Melk, Mr. Pannullo, Mr. Bahr and Mr. Hrica.

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

The meeting was called to order at 7:31PM. The meeting was conducted in person at Goshen Town Hall.

**2. PUBLIC HEARING:** None

**3. READING OF THE MINUTES:**

The Commission reviewed the minutes of November 22, 2022.

**IN A MOTION by Ms. Zbinden and seconded by Mr. Lucas, it was voted to accept the minutes from the November 22, 2022 regular meeting. Motion carries.**

**4. OLD BUSINESS:** None

**5. NEW BUSINESS:**

**A. MacKenzey Melk & Christopher Pannullo, 80 Homes Road - Subdivision.** Mr. Kenneth Hrica reviewed the map and did a description of the property. Lot 1 will remain as is and the proposed lot 2 will have driveway, septic, and house. Pond will stay with lot 1, there is a list of requirements from Public Works which includes a 40 foot setback needed and that was discussed further as was relocation of monuments and 3 separate drainage easements. A waiver request for Open Space and Recreation Areas was requested and documentation was presented for reasons. Ms. Zbinden asked if the Land Trust had been consulted and Mr. Hrica stated no since he was not required to. Mr. Connor read his memo dated February 28, 2023. Chairman asked if there were any questions or discussion needed. None were made

**IN A MOTION by Mr. Lucas and seconded by Ms. Lemieux, it was voted that the waiver request of providing Open Space and Recreation Area, in accordance with Section VIII of the Subdivision Regulations be approved for 80 Holmes Road. Motion carries.**

Mr. Wilkes was impressed with the presentation and felt it was a well thought out plan and Ms. Zbinden liked that they are utilizing the existing road. There was a brief discussion on Wetlands.

**IN A MOTION by Ms. Lemieux and seconded by Mr. Lucas, it was voted to approve**

the Proposed Subdivision Application for 80 Holmes Road with the conditions stated in Mr. Connors Memo dated February 28, 2023. Motion carries.

6. **ZONING ENFORCEMENT OFFICER'S REPORT:** Mr. Connor did a brief review of the report and that a lot of time was spent on the Holmes Road subdivision and that houses continue to be built.

IN A MOTION by Ms. Lemieux and seconded by Ms. Zbinden, it was voted to accept the ZEO report dated February 28, 2023. Motion carries.

7. **CORRESPONDENCE:** Letter of Resignation received from Leya Edison as Alternate Commissioner and Budget for 2023 was reviewed.

8. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** None

9. **ADJOURNMENT:**

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

Respectfully submitted,



Lori Clinton  
Commission Clerk

Received March 2, 2023 @ 12:00 P.M.

Attest   
Barbara Z. Breen  
Goshen Town Clerk