

**PLANNING & ZONING COMMISSION  
REGULAR MEETING – MINUTES  
MARCH 23, 2021 – 7:30PM  
BY ZOOM VIRTUAL MEETING**

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

**EXCUSED:** Alternates: Thomas Carey

**OTHERS:** Town Planner and Zoning Enforcement Officer Martin Connor, and members of the public Julia Grosclaude, Spencer Albano, Dawn Wicks, Doreen Deary, Amy Tobin, Audrey Blondin, William Commerford, David Carroll, Clint Thorn, Anne Green, Colleen Renzullo, Joe Guttadauro, Chris Sanders, Todd Carusillo and George Szydowski.

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

Don Wilkes called the meeting to order at 7:31PM. The meeting was conducted virtually through Zoom and recorded digitally.

**IN A MOTION BY Ms. Barrett and seconded by Ms. Zbinden, to add Goshen Players Joe Guttadauro to Old Business. Motion Carries.**

**2. DISCUSSION WITH EDC MEMBERS:**

**A. EDC Covid 19 Impact Survey Results:** Chris Sanders spoke on preliminary results of the survey and will put together a full report and publish. 41 business and 128 individuals replied; impact Covid 19 has had on local businesses: 43% businesses report revenue down from 2019 to 2020, 26% report having to use personal savings, 15% reduced workforce, 35% little to no impact; what would you change to help with business success: 58% high bandwidth internet, 50% more marketing, 42% encouragement of entrepreneurs, 35% grow local workforce; Top 3 businesses individuals would like to see: grocery store, restaurants and hardware store.

**B. Review Town Center Business Zone (CB) Uses Per Section 3.5 and Should all the permitted uses require Special Permit approval that requires a public hearing:** Mr. Commerford spoke on the issue of the ability of small businesses to get their special permits and the challenges that make it less attractive for small businesses to come to Goshen. Mr. Connor went over the difference between a special permit and site plan approval. He suggested to the EDC that they take a look at Center Business Districts current uses by Special Permit and perhaps some can be by Site Plan or if some businesses are missing they can be added and that should be discussed with the commission. Mr. Carusillo is wanting to know if regulations are going to change. He stated that we have zoning issues with IW, sewer, water, DOT and drainage. Mr. Connor indicated that they had not talked about zoning but if EDC wants to discuss expanding the Center Business Zone (CBZ) then they can revisit the plan of Conservation and Development and more discussion can be made if there is enough land in the CBZ. Mr. Connor also mentioned that EDC is a kind of advisor to the P&Z. Ms. Green mentioned that she has the 2016 Conservation

and Development plan and can email to everyone. Mr. Carusillo discussed big box stores with Mr. Connor. Ms. Edison asked when did EDC become advisors to P&Z. Mr. Connor stated that EDC is advisors for the town so P&Z will listen, but still makes the decisions and then hold public hearings and EDC is an official commission. Ms. Green states that EDC is an advisor to the selectman. Mr. Sanders stated that Mr. Connor came to the EDC with ideas that we should think about from an economic perspective and we are in favor of what he presented. Ms. Edison and Mr. Connor had a discussion about cutting out public hearings.

3. **CONTINUED PUBLIC HEARING: A. Julia Grosclaude, 82 North Street, Special Permit Application for a Home Based Business-Beauty Salon:** Mr. Connor said the last public hearing was continued because Ms. Grosclaude needed approval from Torrington Area Health District to prove she had the ability for a reserved septic system in case existing septic failed. Mr. Connor said that has been submitted and the application is complete. Mr. Wilkes called for further comments from the public. Ms. Zbinden had a permit question if the documentation was complete and a Mr. David Hull is listed as owner with an "&" sign after his name. Mr. Connor indicated that they are actually joint owners and Mr. Hull is Ms. Grosclaude's partner. Ms. Zbinden asked if the permit should be revised to show that. Mr. Connor said no the online permitting only allows so many characters to be there. Ms. Zbinden, it allowed "&" but not her name and also mentioned that the "N" was missing from Goshen. Ms. Clinton indicated that it appears it was just left off. Ms. Blondin asked what the permit/application is for. Mr. Connor said it is for a one chair salon in a breeze way in her home on North Street. Ms. Blondin, zoning allows for that? Mr. Connor, it is allowed by special permit and we are having the public hearing which is required. Ms. Blondin, Thanks Lu-Ann for clarification of ownership. Mr. Connor indicated at the last public hearing we went thru his memo and it demonstrated that Ms. Grosclaude met all the requirements of 5.6.1 home based business in a residential zone with the exception of the Torrington Area Health District approval. Mr. Wilkes said yes that is in the minutes and on the Goshen Town website so application should be complete. Mr. Connor, in my opinion it is.

**IN A MOTION by Ms. Lemieux and seconded by Ms. Barrett, it was voted at 8:00PM to close the Public Hearing. Motion carries.**

4. **READING OF THE MINUTES:** The Commission reviewed the minutes from February 23, 2021, regular meeting. Following corrections made:
- A. Section 2: Correction is that Ms. Cindy Barrett asked question on signage and not Ms. Lemieux. Concerning the signage of 4 square foot should be feet. 18th line down should be asked not asked.
  - B. Section 7: Correct 6th line down change attended to attend.

C. Section 9: Correct Ms. Lemieuz to Lemieux.

D. Ms. Edison requested a notation that there was a discussion about going over past motions and permits by the committee and compared to existing P&Z and if we are intermittently making law by caviaute and was given permission by the chair to look into.

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

5. **OLD BUSINESS:**

A. **Julia Grosclaude, 82 North Street, Special Permit Application for a Home Based Business-Beauty Salon:** Mr. Wilkes addressed seated members if they have any questions or comments to ask or make. None were made.

**IN A MOTION BY Mr. Lucas and seconded by Ms. Lemieux it was VOTED to approve the Special Permit for 82 North Street for a Home Based Business Beauty Salon. Motion Carries.**

B. **Goshen Players, Joe Guttadauro to update on outdoor events:** Mr. Guttadauro discussed with the commission that these would be small events located at the rear of the building and no further then the stone wall, no lighting will be needed, will need speakers but not concert type, audience will be looking at the building, a small platform may be needed for readings/performances and attendees will enter thru the front of the building, go thru the building and out the back.

**IN A MOTION BY Mr. Lucas and seconded by Ms. Zbinden, Planning & Zoning will allow Goshen Players to hold outdoor events as described with limited voice amplification and no lighting until October 31, 2021. Motion Carries.**

6. **NEW BUSINESS:**

A. **Spencer Albano, 401 Old Middle Street, 2 lot subdivision:** Mr. Connor reviews report, it is going to be a split lot on Old Middle Street and Mr. Albano will be taking 5 acres. He meets all of the Torrington Area Health District requirements and was approved, has approval from the Inland Wetlands Commission and just needs subdivision approval. Mr. Connor's opinion is that he meets requirements of the regulations. Ms. Edison brought up Title 42 and there was a discussion with Mr. Connor that that section no longer exists. Mr. and Mrs. Albano both work in Goshen and are looking forward to making it their home.

**IN A MOTION BY Ms. Lemieux and seconded by Mr. Lucas, to approve the 2 lot subdivision for 401 Old Middle Street. Motion Carries.**

7. **ZONING ENFORCEMENT OFFICER'S REPORT:** Mr. Connor reviewed ZEO's report and a couple changes were noted to correct the date from 2020 to 2021. Mr. Connor indicated there will be lots happening in the Spring and Summer.
8. **CORRESPONDENCE:** None
9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** Ms. Edison would like to review her research of past motions. It was decided that this research would be sent to the commission and added to the agenda next month.
10. **ADJOURNMENT:**

**IN A MOTION made by Ms. Lemieux and seconded by Mr. Lucas to adjourn the meeting at 8:27PM. Motion carries.**

Respectfully submitted,



Lori Clinton  
Commission Clerk

Received March 25, 2021 @ 9:30 AM.

Attest Barbara K. Burr  
Goshen Town Clerk