

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
JANUARY 23, 2024 – 7:30PM
HELD AT GOSHEN TOWN HALL**

PRESENT: Lu-Ann Zbinden, Patrick Lucas(Z), Cindy Barrett(Z), Jim Withstandley, Shilo Garceau(Z), Jon Carroll, William Clinton and Jerrold Abrahams(Z)

EXCUSED:

OTHERS: Town Planner and Zoning Enforcement Officer Martin Connor, and Scott Olson.

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:30pm by Jon Carroll and no alternates were seated.
2. **ATTENDANCE:** Taken by Cindy Barrett, Secretary.
3. **PUBLIC HEARING:** None.
4. **READING OF THE MINUTES:** The commission reviewed the minutes of December 19, 2023 with amended corrections: 6A: Workshop for Planning & Zoning Commission by Connecticut Federation of Planning & Zoning that included the following materials Supplementary Workshop Materials on Good Governance, Workshop for Planning & Land Use Training Guidelines. 7: Note that Olson's application was not a violation and to divide into section A. Olson application & B. Violations to make clear it was not.
IN A MOTION BY Ms. Zbinden and seconded by Ms. Barrett, it was voted to accept the minutes from the December 19, 2023 meeting as amended. Motion carried.
5. **OLD BUSINESS:** None
6. **NEW BUSINESS:**
 - A. **Scott Olson Enterprises LLC, 777 North Street, Special Permit application for a Country Club Use - Tennis/Pickleball:** Mr. Olson asked for clarification when the 65 day rule starts and Mr. Connor stated it is received at the meeting and automatically accepted; Mr. Olson made clear the intention was for this to be a indoor tennis/pickleball court and not a Country Club; feels that this will fill a void and the public is excited and supportive; it is possible that it could be 3 courts max and minimum 2 courts; 12 people on court at a time; will not bring a lot of traffic; environmental barriers make it a private area; Lighting plan will be complete by public hearing and paperwork was submitted to TAHD on Thursday; Mr. Connor: reviewed site plan with Mr. Olson and Mr. Colby and current zoning needs to be changed from storage to agricultural on map that has revised date 1/17/24; 1 barn will remain agricultural; driveway to widen for 2 way traffic and sketch of interior layout needed. Mr. Olson: there are 2 barns and that it was an error putting storage on map, should be agricultural and Mr. Colby will correct; all members of board are invited to go and view property (Mr. Connor added, 1 member at a time or it counts as a meeting); paving, parking and handicap parking were discussed briefly; Mr. Olson has an active permit for the driveway and will comply with DOT; signage was discussed and Mr. Olson plans to comply with all regulations; question on impervious surfaces was asked and it was confirmed that impervious surfaces cannot exceed 25% of aggregate of the parcel itself and there was a disagreement if that had been changed to 5%; bathroom briefly discussed; driveway held up good during rainy summer; size of

court noted to be 20x44; rain garden discussed and determined since this is a special permit it will need to be addressed and Mr. Olson stated he will put the best rain garden Goshen has seen.

IN A MOTION BY Ms. Zbinden and seconded by Mr. Lucas, to set a Public Hearing for application Scott Olson Enterprises LLC, 777 North Street, Special Permit application for a Country Club Use - Tennis/Pickleball February 27, 2024. Motion carried.

B. Budget and Capital Request for 24/25: Mr. Connor informed the board that the working budget amount can stay the same however we will need a request for Capital to fund the Conservation & Development plan and looking at \$15,000. He will not be preparing this one and will need to hire an outside consultant. Mr. Lucas asked if we should do more and a suggestion of \$20,000 was made.

IN A MOTION BY Mr. Lucas and seconded by Ms. Barrett, approve zero increase in working budget and \$10,000 requested for this year and \$10,000 for next years Capital Account for Conservation & Development plan. Motion carried.

7. **ZEO REPORT:** Mr. Connor gave a brief summary of each item on the attached report and a brief discussion was had on Miranda's Vineyard purchase.

IN A MOTION BY Mr. Lucas and seconded by Ms. Zbinden, to approve the ZEO report for January 23, 2024. Motion carried.

8. **CORRESPONDENCE:** None.

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

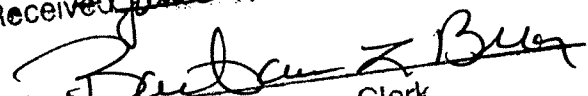
10. **PUBLIC COMMENT:** None.

11. **ADJOURNMENT:**

IN A MOTION BY Ms. Zbinden and seconded by Ms. Barrett, to adjourn the meeting at 8:24pm. Motion carried.

Respectfully submitted,


Lori Clinton
Commission Clerk

Received June 25, 2024 @ 11:47 A.M.
Attest 
Goshen Town Clerk