

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
MAY 24, 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 William Clinton.

EXCUSED: Jim Withstandley and Leya Edison

OTHERS: Town Planner and Zoning Enforcement Officer Martin Connor, Marty Harris, Scott Olson, Todd Carusillo and Jannelle Carroll

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 Ms. Zbinden, and seconded by Ms. Barrett, it was VOTED to add the following item to the agenda: Jannelle Carroll, 85 Town Hill Road - Text amendments to the zoning regulations related to farming.

- 2. PUBLIC HEARING: Resmi Rizvani, 59 Torrington Road Suite B-2 - Change of use from beauty salon to restaurant.** Public Hearing started at 7:31pm and the Secretary read the Public Hearing Notice. Mr. Connor read his findings dated May 17, 2022. The Secretary then read a letter in support from Amy Breakell, 16 North St, Robert Layer, 59 Torrington Rd, and Darlene Demetri, 66 North St (see attached). Marty Harris, 133 Sandy Beach Rd stated as a member of the Goshen Housing Trust I am in agreement with this and I hope it will go through. As a resident of the town I hope it will pass. Mr. Scott Olson, 127 Shelbourne Dr stated that he wants to make it clear that he is speaking as a resident and not a member of the EDC and that this application deserves to be approved. It is an existing business that is doing very well and has been very well received. Extension of a preexisting business that is already playing by the rules and merely taking out a wall to where you can have people come and sit and not just take out, and that has no adverse effects to the town to expand the business. It has no major impact to the resources of the town and can only benefit the town by approving this application. Without the slightest hesitation he endorses this application.

IN A MOTION by Ms. Barrett and seconded by Ms. Lemieux, it was voted to to close the Public Hearing at 7:40pm. Motion carries.

- 3. READING OF THE MINUTES:** The Commission reviewed the minutes from April 26, 2022, regular meeting. Corrections are attached under item #8 and Old Business section A.

IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was voted to accept

4. OLD BUSINESS:

- A. Resmi Rizvani, 59 Torrington Road Suite B-2 - Change of use from beauty salon to restaurant.**

IN A MOTION by Ms. Zbinden and seconded by Ms. Lemieux, it was voted to approve Resmi Rizvani, 59 Torrington Road Suite B-2 change of use from beauty salon to restaurant. Motion carries.

- B. **Richard Weigold, Northern Farm & Forestry LLC, 59 Old Middle Street - Withdrawal of application.** It was noted that Mr. Weigold withdrew his application for text amendment to Zoning Regulations to add Farm Store Regulations.
- C. **Economic Development Commission - Recommendations regarding amending sign regulations.** Mr. Olson spoke on behalf of the EDC and noted the changes indicated in the May 19, 2022 memo of Schedule of Proposed Regulation Changes for Commercial Signs. The current twelve foot regulation was discussed as was the free-standing sandwich board or A-Frame signs. Mr. Wilkes asked for questions. Ms. Zbinden asked if Mr. Connor could write up a proposal for the Commission to review. Mr. Connor stated yes and indicated the procedure for making any changes to the regulations. More discussion was had on the sandwich boards.

IN A MOTION by Ms. Lemieux and seconded by Mr. Lucas, it was voted to have Mr. Connor prepare a proposed amendment to the regulation concerning signage that is set forth in the proposed regulation page. Motion carries.

- D. **Proposed amendments to zoning regulations to add Small Scale Manufacturing by Special Permit in the CB Zone.** Mr. Connor reviewed his proposed amendments in his memo dated May 17, 2022 and read it into record. Mr. Wilkes discussed what he liked in the memo, it is small scale and not big boxed. Mr. Connor defined a prototype and also stated that this would still require the applicant to get a special permit, have a public hearing and stipulations can be put on the special permit.

IN A MOTION by Mr. Lucas and seconded by Ms. Zbinden, it was voted to set a Public Hearing for Proposed amendments to Zoning Regulations to add Small Scale manufacturing by Special Permit in the CB Zone on July 26, 2022. Motion carries. It was noted for the record by Mr. Lucas that this was a very well written regulation.

5. **NEW BUSINESS:**

- A. **Jannelle Carroll, 85 Town Hill Road - Text amendments to the zoning regulations related to farming.** Ms. Carroll gave a brief overview of their proposal and stated that they are currently on an honor system and would like to expand the farm stand with manned hours. Mr. Connor reviewed the procedures on getting this done and stated that Ms. Carroll should include something from the EDC and the Agricultural Council for the Public Hearing. Ms. Zbinden stated that this was a very well thought out proposal and perhaps tighten up the special permit area and the size. Mr. Connor stated that lot size

is already covered under buildings regulation. More discussion was had on RA1, RA2 and RA5.

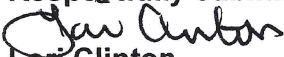
IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was VOTED to accept the application for Jannelle Carroll, 85 Town Hill Road Text Amendments to the zoning regulations related to farming and set a Public Hearing for July 26, 2022. Motion Carries.

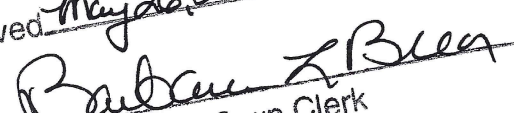
6. **ZONING ENFORCEMENT OFFICER'S REPORT:** Mr. Connor did a brief review of the May report and stated that there are no new houses but a few are in the works and we had a couple of enforcement letters go out.

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

7. **CORRESPONDENCE:** Email from Town Clerk was noted.
8. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** None
9. **ADJOURNMENT:**

IN A MOTION made by Ms. Lemieux and seconded by Ms. Barrett to adjourn the meeting at 8:22PM. Motion carries.

Respectfully submitted,

Lori Clinton
Commission Clerk

Received May 26, 2022 @ 2:11 P.M.
Attest 
Goshen Town Clerk



To: Martin J. Connor, AICP
Town Planner / Zoning & Wetlands Enforcement Officer

We support the New Special Permit Application made under section 3.5.2.5 of the municipal zoning regulations, requesting approval of the following use to applicant Resmi Rizvani and owner Goshen Housing Trust, 59ABC Torrington Road Suite B-2 - change of use from beauty salon to a restaurant.

The undersigned believes that this change of use is in line with the needs of the community and the goals of Goshen's 2016 POCD. We support your swift approval of this application.

Please read this letter into the public record.

Thank you for your time this evening,

5/24/22 Amy Breakell - 16 North Street
5/23/22 Robert Layer - 59 Torrington Road
5/16/22 Darlene Demetri - 66 North Street

L Clinton <lclinton@goshenct.gov>
To: Martin Connor <Landuse@goshenct.gov>

Tue, May 24, 2022 at 9:05 AM

Will do! Thanks!

Sent from my iPhone

On May 24, 2022, at 8:10 AM, Martin Connor <Landuse@goshenct.gov> wrote:

Thanks for your correspondence. I'll make sure it's part of the public hearing record. The Secretary can read it into the record during the public hearing. Best, Marty

Martin J Connor

Martin J Connor, AICP
Town Planner / Zoning & Wetlands Enforcement Officer
Town of Goshen



L Clinton <lclinton@goshenct.gov>

P&Z Meeting May 24th 7:30PM

LuAnn C Zbinden <LuAnn_C_Zbinden@bd.com>
To: L Clinton <LClinton@goshenct.gov>

Sun, May 22, 2022 at 6:20 PM

Hello Lori,

I will be attending the P&Z meeting on May 24th in-person.

Please note two (2) changes to the April 26th Minutes below.

- Under 4. **OLD BUSINESS**: I liked the idea of having an architectural review board for signs as well as the EDC serving as a liaison between the applicant and P&Z.
- Under 4. **OLD BUSINESS**: Typo "smal"; should be small

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

Thank you very much.

Lu-Ann

From: L Clinton <LClinton@goshenct.gov>

Sent: Thursday, May 19, 2022 8:21 PM

To: Cindy Barrett <cbingoshen57@gmail.com>; Don Wilkes <wilkesau@optonline.net>; Jim Withstandley <djwilly@optimum.net>; Laura Lemieux <goshengirl25@gmail.com>; Leya Edison <leya@edisoncoatings.com>; LuAnn C Zbinden <LuAnn_C_Zbinden@bd.com>; Martin Connor <mconnor@goshenct.gov>; Patrick Lucas <patrick.lucas1993@yahoo.com>; Todd Carusillo <1stselectman@goshenct.gov>; William Clinton <clintonwb@hotmail.com>; scott071672@gmail.com; resmirizvani@hotmail.com

Subject: P&Z Meeting May 24th 7:30PM

EXTERNAL EMAIL - Use caution opening attachments and links.



From: Laura Lemieux goshengirl25@gmail.com
Subject: Re: P&Z Meeting May 24th 7:30PM
Date: May 20, 2022 at 1:52 PM
To: leya leya@edisoncoatings.com
Cc: Scott Olson scott071672@gmail.com, L Clinton LClinton@goshenct.gov, Cindy Barrett cbingoshen57@gmail.com, Don Wilkes wilkesau@optonline.net, Jim Withstandley djwilty@optimum.net, Lu-Ann Zbinden LuAnn_C_Zbinden@bd.com, Martin Connor mconnor@goshenct.gov, Patrick Lucas patrick.lucas1993@yahoo.com, Todd Carusillo 1stselectman@goshenct.gov, William Clinton clintonwb@hotmail.com, resmirizvanj@hotmail.com

Lori, Just one spelling error. Item #8 2nd paragraph, please correct the spelling of my name to Lemieux. Thank you. I will attend the meeting on Tuesday. Laura

On Fri, May 20, 2022 at 12:36 PM leya <leya@edisoncoatings.com> wrote:
 Hi Scott,

If you do not receive the information you requested by this evening, I will be happy to forward it to you.

Best,

Leya Edison

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Scott Olson <scott071672@gmail.com>
Date: 5/19/22 9:17 PM (GMT-05:00)
To: L Clinton <LClinton@goshenct.gov>
Cc: Cindy Barrett <cbingoshen57@gmail.com>, Don Wilkes <wilkesau@optonline.net>, Jim Withstandley <djwilty@optimum.net>, Laura Lemieux <goshengirl25@gmail.com>, Leya Edison <leya@edisoncoatings.com>, Lu-Ann Zbinden <LuAnn_C_Zbinden@bd.com>, Martin Connor <mconnor@goshenct.gov>, Patrick Lucas <patrick.lucas1993@yahoo.com>, Todd Carusillo <1stselectman@goshenct.gov>, William Clinton <clintonwb@hotmail.com>, resmirizvani@hotmail.com
Subject: Re: P&Z Meeting May 24th 7:30PM

Thank you Lori.

I will be attending remotely. Additionally, can someone please forward to me the emails from Leya Edison regarding Richard Weigold and his application? Specifically, the ones that were referenced in Barbara's email dated April 25, 2022 about how they can potentially constitute an illegal meeting among other issues. My understanding is that based on the way they were disseminated they are public information. I would like to review them.

Regards
 Scott

On Thu, May 19, 2022 at 8:20 PM L Clinton <LClinton@goshenct.gov> wrote:

Good evening! We are having a meeting at Town hall on May 24th at 7:30PM. If you do not wish to attend in person we will still have Zoom available and the link is listed below. Also below are links for the agenda with attachments, and minutes from the April meeting. If you have any questions please let me know.

If you could please reply back letting me know if you will be attending so that I know if we have a quorum. Thank you!

Sincerely,
 Lori Clinton
 Commission Clerk

May Agenda Link:

<https://www.goshenct.gov/planning-zoning-commission/agenda/pz-agenda-attachments-14>

April Minutes Link:

<https://www.goshenct.gov/planning-zoning-commission/minutes/planning-zoning-meeting-minutes-42622>

Zoom Link:

<https://us02web.zoom.us/j/83649201594>