

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
JULY 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, Jim Withstandley, Laura Lemieux and William Clinton.

EXCUSED: Leya Edison

OTHERS: Town Planner and Zoning Enforcement Officer Martin Connor, Mark Harris, Scott Olson, Richard Weigold, Henrietta Horvay and Mr. and Mrs. Carroll.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.

The meeting was called to order at 7:29PM. The meeting was conducted in person at Goshen Town Hall and virtually through Zoom and recorded digitally.

2. PUBLIC HEARING:

A. Proposed amendments to Zoning Regulations to add Small Scale manufacturing by Special Permit in the CB Zone. Public Hearing notice read into record by clerk. Martin Connor read Proposed Amendments to Zoning Regulations to add Small Scale Manufacturing by Special Permit in the CB Zone dated May 17, 2022 into record. He also referenced the response from Northwest Hills Council of Government that was in his activity report. Scott Olson, applicant, stated this is exactly what the proposal says small. It should not give the impression we are going to have factories up and down route 4 and 63. It is just a small piece of a larger proposal that has been in the works for 14 months and this will be good for the economic and business climate here in town. I am here on behalf of the EDC and I would encourage the Commission to adopt as written. Mr. Connor reminded the Commission that it is a special permit and you can put special conditions on the planned area. Henrietta Horvay, 43 Breguet Road, asked for a definition of small. She was hearing about a couple of different industries and wants to make sure the word is specifically small and is it limited to 2 or 1 rooms to make sure it's not larger like a couple things that have happened in the past. Mr. Connor stated that it listed it several times in the proposal and because it is a special permit it will have to come to P&Z to decide if it fits a small scale and conditions can be put on it. Mark Harris, 133 Sandy Beach Road, I am in favor of this. I know with some people the term manufacturing can be overwhelming but that could be as much as someone making a statue with a chainsaw or a piece of wood with a name on it. Manufacturing by itself is not super large or dangerous and that is why I am in favor of this. Jannelle Carroll, 85 Town Hill Road, After 14 months of careful planning and review and the time spent on this seems like a good idea and I agree with Marty on the special permit and it does allow for careful planning.

IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was voted to close the public hearing at 7:43pm. Motion carries.

B. Jannelle Carroll, 85 Town Hill Road Text Amendments to the zoning regulations related to farming. Chairman read the Public Hearing notice into record at

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7:43pm. Martin Connor read a memo dated July 21, 2022 into record and Mr. Wilkes stated that the information he sent was very helpful. Janelle Carroll, applicant, would like to ask to table the Public Hearing until the August meeting for further review of the proposal by an attorney that will help fine tune the proposal. Mr. Connor stated that the statute allows us to do a continuation of the Public Hearing.

IN A MOTION by Ms. Zbinden and seconded by Ms. Lemieux, it was voted to continue the Public Hearing until the August 23, 2022 meeting. Motion carries.

3. **READING OF THE MINUTES:** The Commission reviewed the minutes from the June 28, 2022, regular meeting.

IN A MOTION by Ms. Barrett and seconded by Mr. Lucas, it was voted to accept the minutes from the June 28, 2022 regular meeting. Motion carries

4. **OLD BUSINESS:**

A. **Economic Development Commission - Proposed amendments to Zoning Regulations Section 6.4 Signs.**

IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was voted to add Small Scale Manufacturing by Special Permit in the CB Zone consistent with our plan of conservation and to be effective the day after publication. Motion carries.

B. **Janelle Carroll, 85 Town Hill Road Text Amendments to the zoning regulations related to farming.** Item was tabled until the August meeting.

5. **NEW BUSINESS: None**

6. **ZONING ENFORCEMENT OFFICER'S REPORT:** Mr. Connor did a brief review of the report and reminded the Commissioners of the clock ticking on the Cannabis Moratorium. Mr. Connor stated they had until November and we do not want to not do anything. More discussion was had.

7. **CORRESPONDENCE: None**

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 7:57PM. Motion carries.

Respectfully submitted,


Lori Clinton
Commission Clerk

Received Aug 8, 2022 @ 9:16 A.M.

Attest 
Barbara Z. Breen
Goshen Town Clerk