

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 27, 2022 – 7:30PM
HELD AT GOSHEN TOWN HALL AND BY ZOOM VIRTUAL MEETING**

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

EXCUSED: William Clinton and Leya Edison

OTHERS: Town Planner and Zoning Enforcement Officer Martin Connor, and Mr. and Mrs. Weigold.

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.

IN A MOTION by Mr. Wilkes and seconded by Ms. Zbinden, it was voted to add an application to the agenda for Mr. Weigold, 59 Old Middle Street, Farm Store Major. Motion carries

- 2. READING OF THE MINUTES:** The Commission reviewed the minutes of the August 23, 2022 meeting and the changes are noted: In the motion of section 5B the date of the Public Hearing should be October 25, 2022. Page 2 line 9 should be opinion not option. In section 2A missing from Ms. Zbindens statement is 5 acres. Section 2B it should be for the center business zone sign 6x8 not 6x6. Section 5A 27 not 37 acres will be for agricultural purposes.

IN A MOTION by Ms. Barrett and seconded by Ms. Zbinden, it was voted to accept the minutes from the August 23, 2022 regular meeting and Mr. Lucas abstained. Motion carries

3. OLD BUSINESS:

- A. Keith Bodwell for Haworth & Marcia Barker, Old Middle Street 04 005 00 -2 - Lot Subdivision:** Report from Inland Wetlands was received and they approved as well as approval from Torrington Area Health. A brief summary was given on the project and it was stated that 27 acres will be for agricultural purposes and if they wish to develop they will have to come back for approval. Mr. Connor also stated it was good that they did a full development plan for the septic.

IN A MOTION by Ms. Lemieux and seconded by Ms. Barrett, it was voted to approve the application for Keith Bodwell for Haworth & Marcia Barker, Old Middle Street 0400500-2- Lot Subdivision. Motion carries.

- B. Temporary & Limited Moratorium on Cannabis Establishment:** Mr. Wilkes pointed out that they have all definitions and asked the Commissioners how they felt and what they think is appropriate for Goshen. It was also asked if we want to have agricultural provisions that allow growing. Mr. Connor commented

that it is more of a manufacturing (according to statued) setting and would be grown inside and it does not fit into the agricultural category. Ms. Zbinden asked if it would be suitable for an RA Zone. Mr. Connor, planners opinion no and went into more detail on other towns plans and abilities. Ms. Lemieux stated there is limited space where they could do it so they would have to construct a large building. Mr. Connor, they would have to find something suitable and the smallest range from 2 to 10 thousand square feet for a micro cultivator. Ms. Lemieux asked where they would put this. Mr. Connor does not see where it would be allowed since we do not allow manufacturing and it does not fit into our small scale manufacturing. Ms. Lemieux, so this would not work. Mr. Connor it does not work for growing perhaps you can do a product manufacturer/retailer/hybrid retailer/food and beverage manufacturer but again would go in the center business zone. Would you feel that to be appropriate at this time? Ms. Lemieux, personally I do not. Overlay Zone was discussed. Town of Litchfield was discussed. Mr. Wilkes stated the power was with Planning and Zoning. Ms. Barrett asked for a picture of what that is and brought up that we have a liquor store and chocolate shop and if they become retail locations and that's a big responsibility. Mr. Connor explained the process. The sales tax was discussed as was the problem without doing anything with the moratorium. It was discussed on voting no, then having a Public Hearing to see what the Town thinks.

IN A MOTION by Mr. Lucas and seconded by Ms. Zbinden, it was voted to put into the zoning regulations the banning of everything related to section 3.10 and S.B. 1201 and set a Public Hearing for November 22, 2022. Roll was taken: Mr. Lucas Yes, Ms. Lemieux Yes, Ms. Zbinden Yes, Ms. Barrett Yes, Mr. Wilkes Yes. Motion carries.

4. NEW BUSINESS:

A. Lori and Will Clinton, 459 Sharon Turnpike- retail of antiques, refurbished furniture and candle production: Ms. Clinton leased space at 459 Sharon Turnpike. Plans to open the first weekend in December 2022 and will be open on every weekend in December. Ms. Clinton plans to sell candles, antiques and refurbished furniture once per month after December. It was the consensus of the Commission to allow the ZEO to issue a zoning permit as the use is the same as previous uses.

5. ZONING ENFORCEMENT OFFICER'S REPORT: Mr. Connor did a brief review of the report and stated the subdivision met all regulations, putting text changes into regulations, working with Mr. Weigold and we had one more new house

IN A MOTION by Ms. Lemieux and seconded by Mr. Lucas, it was voted to accept the ZEO report for September 27, 2022. Motion carries.

6. CORRESPONDENCE: None

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION: Mr. Weigold, 59 Old Middle Street - Farm Store Major. Mr. Weigold gave a brief statement on


how their season has gone and that they are winding down for the season since they do not have heat. For future winters they would like to do a build out and add heat. The plan as of now is to be open weekends since they are unsure if 5 days a week is needed. Mr. Connor said that a special permit will be needed requiring a public hearing and he had received his narrative and will need approval from Torrington Area Health. Mr. Wilkes stated the property looks nice and asked that the narrative and application be forwarded to the commissioners.

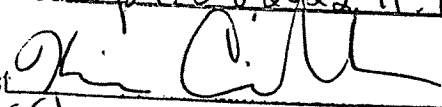
IN A MOTION by Ms. Lemieux and seconded by Mr. Lucas, it was voted to accept the application for Mr. Weigold, 59 Old Middle Street, Farm Store Major and set a Public Hearing for October 25, 2022. Motion carries.

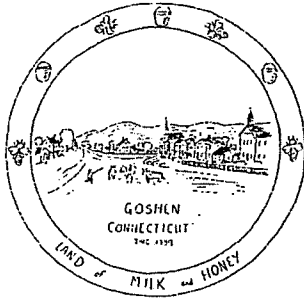
8. ADJOURNMENT:

IN A MOTION made by Ms. Zbinden and seconded by Ms. Barrett to adjourn the meeting at 8:06PM. Motion carries.

Respectfully submitted,


Lori Clinton
Commission Clerk

Received Sept. 28, 2022 11:48 AM
Attest 
asst. Goshen Town Clerk



TOWN OF GOSHEN

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**Martin J Connor, AICP, Town Planner/Zoning and Inland
Wetlands Enforcement Officer**

To: Planning & Zoning Commission
From: Martin J. Connor, AICP
Subject: Activity Report
Date: September 27, 2022

Keith Bodwell for Haworth & Marcia Barker, Old Middle Street, Tax Assessor's Map 04-005-00, 2 lot Subdivision: Reviewed application and plans. Met with the project engineer, agent and future property owner. Made site visit. The IWC approved their Inland Wetlands application and made a favorable report to the PZC at their meeting 9/1/22. The application is complete and meets the requirements of the Zoning and Subdivision Regulations. I recommend approval of the Subdivision Application because it meets the Regulations.

Richard Weigold, Northern Farm & Forestry, 59 Old Middle Street, Special Permit for Farm Store: Met with applicant and discussed Special Permit for farm store. Reviewed application and site plan. Recommended applicant show available parking on site plan and prepare a narrative to indicate how the application complies with the new Farm Store Regulation adopted at the 8/23/22 Meeting. I recommend that the Commission accept the application and set a public hearing for 10/25/22 PZC Meeting.

Proposed Amendment Zoning Regulations Section 3.10, Temporary and Limited Moratorium on Cannabis Establishments: I wrote a draft regulation to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes regarding Cannabis Establishments. Referral was made to the NHCOG who had no comment. This temporary and limited term moratorium, if adopted, will provide the Commission with the time necessary, up to one year, to develop regulations if they choose to for cannabis establishments that meet statutory responsibilities and promote the public's general health, safety and welfare. The Commission held a public hearing on the moratorium at their 10/26/21 meeting and approved the moratorium their 11/22/21 Meeting. Notified CT Office of Policy & Management of the Moratorium. The Commission should discuss whether they would like to propose an amendment to the Zoning Regulations to either allow or prohibit such uses before the moratorium expires.

Scott Olson, Proposed Amendment Zoning Regulations, Section 3.5.2., Center Business Zone, Permitted Principal Uses, add new use allowed by Special Permit, Section 3.5.2.13 - Indoor and Outdoor Recreation Facilities including but not limited to Dance Studio, Gymnastics, Basketball, Racquet and Paddle Sports, Volleyball, Archery, Soccer, etc.: Met with applicant and discussed revision to the Zoning Regulations. The proposed Regulation revision has been sent to the Northwest Hills Council of Governments for their review and comment and a public hearing was set for the October 25, 2022 Meeting. I recommended that the applicant refer the proposal to the Economic Development Commission and Goshen Business Circle for their comments.

Janelle Carroll, Briar Hill Farm, 85 Town Hill Rd., proposed text amendments to Farm Regulations and definitions including Farm Stands and Farm Store Regulations: Application was approved by the PZC at the 8/23/22 Meeting. I formatted the new text amendments into the correct Section of the Zoning Regulations. Copy to Town Clerk.

Proposed Amendments to Zoning Regulations Section 6.4 Signs: Application was approved by the PZC at the 8/23/22 Meeting.

Christopher Root, 125 Torrington Road, shed no permit: Investigated a complaint regarding a shed located within the side yard minimum setback without the necessary approvals. Sent Request for Voluntary Compliance letter. Owner responded and will remove shed and relocate on property he owns on Lyman Lane where he is building a new house.

Issued ZP 22-40 to Richard Weigold, 59 Old Middle Street, construct greenhouse.

Issued ZP 22-41 to Aurora Gajilan Revocable Trust, 32 Pond Ridge Rd., dwelling & detached garage.

Issued ZP 22-42 to Christopher Kromer, 44 Rockwell Ct., construct 2 decks.

Issued ZP 22-43 to Toby Geiger, 429 Sharon Turnpike, construct barn.