

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 25, 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, Laura Lemieux and William Clinton.

EXCUSED: Leya Edison

OTHERS: Town Planner and Zoning Enforcement Officer Martin Connor.

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 Mr. Wilkes and seconded by Ms. Zbinden, it was voted to add an Mr. Mark Harris to the agenda under section 8. Motion carries.

2. PUBLIC HEARING: Mr. Wilkes read the rules of the Public Hearing.

A. Proposal to change the regulation for Permitted Principal Uses within the Center Business Zone: 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. The Secretary read the Public Hearing notice into record. Mr. Connor reviewed his memo dated October 22, 2022 and stated that the NWCOG had no comment. Mr. Olson, 127 Shelbourne Drive, gave a brief history of his living in Goshen and stated that he is the Chair for the Economic Development Committee (EDC) and for the record that this is being proposed from him, personally, and NOT through the EDC. What this proposal does is broaden the scope of use for commercial property in the towns center business zone which would then include indoor and outdoor recreational facilities. I think it is recognized that my goal is to build an indoor pickleball facility. Currently this kind of business is disallowed in the town and I do not believe it was purposely omitted and think that it is something that has never been considered. Mr. Olson gave an example of the Weigold application and year around farm stand as another case of not being considered. It is the kind of business that promotes health and wellness, friendship, and will benefit children and seniors. I cannot think of anything bad from this and it has significant town support. If passed it will not allow facilities to be built all around town. Keep in mind it pertains to the 17 properties that fall under the center business zone. Remember it allows for indoor outdoor recreational facilities by special permit and before any application can be granted it is subject to the commission's approval. He also stated that he has received correspondence from people in favor of this and that the only people voting will be the commissioners. Mr. Wilkes asked if there were questions from the Commissioners. There were none. Russ Fradin, 5 W Hyerdale, facility is small enough that it would not attract a large crowd, can't imagine why we wouldn't want this, and it keeps people healthy and happy. Scott is a responsible and successful person. Suzy Larson, 115 North St, in favor, Scott is a wise man and she thinks it is a healthy outlet for kids to go to. Neal White, 97 Shelbourne Drive, in favor and if you look at other communities similar to our that have these there are no objections and strongly recommends this. Marty Harris 130 Sandy Beach, very much in favor of the application and it will benefit

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the townspeople. Debbie Gieger Benjamin, 142 Sandy Beach, in favor, great for old and young. Richard Assenza, 133 W Hyerdale, believes this would be a tremendous asset to the town and would bring people together and can't think of a better person to do this project. Tony Barklow, 143 W Hyerdale, (audio cut in and out) is in favor, would fill the gap of indoor facility and couldn't think of a better person. David Lauden, 47 Beaufort Court, Improves the quality of life, communities are missing out that cant play, and strongly behind this project. Fran Beckly, 30 Beach St, good idea for rainy days and a place to go after school and on weekends. Richard Weigold, 59 Old Middle St, in support and a great addition to the community and has worked with Scott before and he will follow through. Mike Cardnial, 28 Ashley Drive, helping the young and old come together and what I know of Scott he coaches and is a public figure for our kids and backs him. Pointed out that this does not open the floodgates for more, there would still have to be approval made. Marsilla Olson, 127 Shelbourne Drive, Scott has nothing but the best interest of Goshen in mind and everything he does he researches and is confident that anything done will be tastefully done and the location is ideal. Children learn to play in school these days. Megan Cardinal, 28 Ashley Drive, wonderful proposal that will bring lots to our small community and I hope it is voted in favor and this will be a positive thing for the community. Henrietta Horvay, 43 Breguet Road, In favor of this proposal change and think it would be wonderful for the community. Bob and Dawn Grosclaude, 276 Sharon Turnpike, wonderful thing for the town and do not think there is anything else like it and we are in favor. Paul & Lisa Tarsa, 129 Ashley Drive, enthusiastically support Scott and his proposal. Joan Kirwin, 94 E. Hyerdale Dr. I support the proposal, Scott Olson and PickleBall! Emily Cole, 99 ivy mountain rd. I love this idea! I think Scott is the right guy to bring this to our community. Summer is short in Goshen and it will open up so many opportunities throughout the year for us. Scott has our support! Terrence and Renee Farrell 147 Pie Hill Road would like to support Scott's proposal. Daryl & Mark Winograd / 82 Dresden Circle Goshen / Woodridge Lake. We fully support Scott Olsen's proposal. Pickleball is a wonderful sport for the community. We applaud Scott's energy, dedication and foresight.

IN A MOTION by Mr. Lucas and seconded by Ms. Zbinden, it was voted to close the Public Hearing at 8:04pm. Motion carries.

B. Richard Weigold, 59 Old Middle Street - Farm Store Major: Secretary read the Public Hearing notice and Mr. Connor read his memo dated October 22, 2022. Mr. Weigold spoke on his proposal and after completing their first season they have learned they can support more of the town and towns in the area with local product based off of there customers and the large demand for wanting local products. He then read his memo dated October 24, 2022. Mr. Wilkes asked if there were any questions from the Commission. Ms. Zbinden, is all 2464 square feet of the barn used for the farm store? Mr. Weigold, only 1500 is being used for the store. Mr. Connor, he is being taxed on 2464 and that is what I used. Mr. Weigold, only using the main floor of the building. Ms. Zbinden, per the new regulation you have a little over 2 acres that are under cultivation? Mr. Connor, he has a min of 2 acres but he is haying the rest of it that would be active cultivation. Mr. Weigold, 1 out of the 7 is wetlands. Mr. Lucas, how many are under active cultivation? Mr. Weigold, 4 acres and 2 are woods and working on fencing near wetlands for livestock. Ms. Lemieux, is there heating in the barn? Mr. Weigold, not at this time. Ms. Lemieux, will it? Mr. Weigold, yes. Public Comment. John Carrol, 85 Townhill Road, noted that he was the individual that wrote the regulation that was approved. The 2 acres of actively cultivated is the stepping off point. We discussed the

relationship of 2 acres to the 500 square feet so if he has 1500 square feet he will need 6 acres of active cultivation. Does not mean plants growing in pots on top of the ground or hay. Pointed out there seem to be discrepancies of what was voted and what was put out and happy to answer any questions. Mr. Sambuco, 346 West Side Road, my wife had visited the farm and told me I needed to visit. He had operated a nursery over 20 years ago and it was a very large operation. He understands there is concern if there is enough room under the tent. There is. We worked together with other businesses in our town of business and it worked well. He discussed his year around cultivation. Opening a storefront will give him the chance to work with others in the community. Scott Olson, 127 Shelbourne Drive, has seen proposal and encouraged the board to approve. Phillip Koenig, 38 Brush Hill Road, he was given the opportunity to sell his firewood and he will be giving people the chance to bring things to sell. Heidi Koenig, 38 Brush Hill Road, daughter was visiting and went and did the pick your own flowers and it was nice to be able to do something like that in the town she grew up in but left because there wasn't much here. Henrietta Horvay, 43 Breguet Road, in favor of Mr. Weigold application and with being handicap he has helped me.

IN A MOTION by Ms. Barrett and seconded by Mr. Lucas, it was voted to close the Public Hearing at 8:26pm. Motion carries

3. **READING OF THE MINUTES:** The Commission reviewed the minutes from the September 27, 2022 meeting. There was a correction to page 2, first line: statued should be statute.

IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was voted to accept the minutes from the September 27, 2022 regular meeting with change and Mr. Lucas abstained. Motion carries

4. **OLD BUSINESS:**

- A. **Proposal to change the regulation for Permitted Principal Uses within the Center Business Zone: 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.:** Mr. Connor made note that if a motion is made it should be consistent with the POCD and effective date to be the day after publication. Mr. Wilkes asked if the Commission had any questions. There were none.

IN A MOTION by Mr. Lucas and seconded by Ms. Zbinden, it was voted to approve the proposal to change the regulation for Permitted Principal Uses within the Center Business Zone: 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. and that it is consistent with The Town of Goshen's POCD. Motion carries.

- B. **Richard Weigold, 59 Old Middle Street - Farm Store Major:** Mr. Wilkes asked if there were any questions. Ms. Zbinden stated that she would like to see specific usage of land under cultivation and the part of the farm store being used. Mr. Connor stated that he will have to do a zoning permit and can make that part of the condition of approval to have a floor plan done showing exactly what is to be used for the farm store and how much land is under cultivation. Mr. Wilkes,

what were the discrepancies? Mr. Connor, took the wording from his memo and put into the proper regulation and in my opinion there are no discrepancies. Mr. Lucas wanted to piggyback off that and make sure we are following the regulations that we follow the 2 acres of cultivation to every 500 square feet of building and that that goes into the permit.

IN A MOTION by Ms. Zbinden and seconded by Mr. Lucas, it was voted to approve the application for Richard Weigold, Farm Store Major, 59 Old Middle Street with condition that the land under cultivation is in agreement with the 500 square feet stipulation in the regulation. Motion carries.

5. **NEW BUSINESS:**

A. **Discussion on accessory apartment regulations:** Mr. Connor did a brief overview on the state statute of 1 parking space per apartment and 2 for residential use. He did not feel that any action needed to be done since our smallest lots are 1 acre and that would leave plenty of room and he does not see it being a problem.

6. **ZONING ENFORCEMENT OFFICER'S REPORT:** Mr. Connor did a brief review of the report.

IN A MOTION by Mr. Lucas and seconded by Ms. Barrett, it was voted to accept the ZEO report for October 25, 2022. Motion carries.

7. **CORRESPONDENCE:** None

8. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** Mr. Mark Harris: Mr. Harris stated that on November 1, 2022 at the First Selectmen's meeting the DOD will be there to discuss the rotary. Zoom will open at 4:45pm but close at 5pm for entrance. Encourages the public to come and the more support that is there the more likely the project will happen and not be put on the back burner.

9. **ADJOURNMENT:**

IN A MOTION made by Ms. Lemieux and seconded by Ms. Zbinden to adjourn the meeting at 8:50PM. Motion carries.

Respectfully submitted,



Lori Clinton
Commission Clerk

MEMO



October 24, 2022

TO: Goshen Planning & Zoning Commission

FROM: Richard A. Weigold, Northern Farm & Forestry LLC

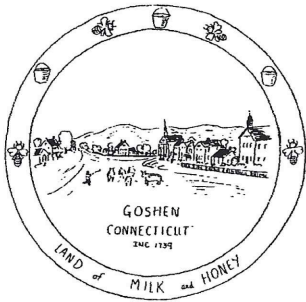
RE: 59 Old Middle Street, Goshen

Spring, summer and fall hours will be 10am to 6pm on weekdays and 10am to 4pm on weekends.

Late fall and winter hours will be Friday/Saturday/Sunday 10am to 4pm.

The farm store will continue to sell flowers, eggs, vegetables and fruit produced on the farm, along with local produce whenever possible. We think other products such as cheese, granola, meats, cider and baked goods would be welcomed by the community.

NORTHERN FARM & FORESTRY LLC
158 BUNKER HILL ROAD, WEST CORNWALL, CT 06796
59 OLD MIDDLE STREET, GOSHEN, CT 06756
NORTHERNCTFARM@GMAIL.COM
860.307.0965



TOWN OF GOSHEN

42A NORTH STREET GOSHEN, CT 06756-0187
PHONE 860 491-2308 x 232 FAX 860 491-6028

**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: October 22, 2022

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. They had no comments on the proposal. The applicant has referred the proposal to the Economic Development Commission and Goshen Business Circle for their comments. I have received an email indicating that the Goshen Business Circle Board of Directors is in support of this application and encouraged their members to support the application. Wrote a memo to the PZC regarding this proposed regulation amendment. I believe that the Commission can make a finding that adopting this new business use as a special permit use in the CB Zone is consistent with the Economic Development Section of the 2016 Town of Goshen Plan of Conservation and Development.

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. I have received an email indicating that the Goshen Business Circle Board of Directors is in support of this application and encouraged their members to support the application. I believe the Commission can make a finding that the proposed farm store meets the general and specific standards for special exception approval. I wrote a memo to the Commission regarding the Farm Store application.

Keith Bodwell for Haworth & Marcia Barker, Old Middle Street, Tax Assessor's Map 04-005-00, 2 lot Subdivision: The Commission approved the Subdivision Application at its 9/27/22 Meeting. The PZC & IWC Chairmen endorsed the Recording Mylar Subdivision Map which has been filed on the land records.

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 NHCOC 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 at their 9/27/22 proposed to hold a public hearing at their 11/22/22 Meeting on a proposed amendment to the Zoning Regulations to prohibit Cannabis establishments. A referral has been made to the NHCOC on the proposed amendment.

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 22-44 to Holly Waight, 432 Cottage Grove, garage.

Issued ZP 22-45 to Peter Weik for Jeanne Curtis, 240 School Hill Rd., addition.

Issued ZP 22-46 to Michael Donaghy, 419 Sharon Turnpike, garage.

Issued ZP 22-47 to Katherine Dailey for Jim Thibault, 48 Birchwood Dr., ground mounted solar array.

Issued ZP 22-48 to Jannelle and Jonathan Carroll, 85 Town Hill Rd., Livestock barn and farm stand

Issued ZP 22-49 to Gary Stango Sr., 40 Bare Hill Rd, dwelling.

Issued ZP 22-50 to Randall Manchester for Eric Trattner, 158 East Hyerdale, dwelling.

Received Oct. 27, 2022 2:01 PM

Attest [Signature]
asst. Goshen Town Clerk