

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
MAY 23, 2023 – 7:30PM
HELD AT GOSHEN TOWN HALL**

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

EXCUSED: William Clinton

OTHERS: Town Planner and Zoning Enforcement Officer Martin Connor, Johanna Kimball and Paul Collins.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.

The meeting was called to order at 7:29PM and Jim Withstandley was seated. The meeting was conducted in person at Goshen Town Hall.

2. PUBLIC HEARING: None

3. READING OF THE MINUTES:

The Commission reviewed the minutes of April 25, 2023. Ms. Zbinden asked to double check corrections are online.

IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was voted to accept the minutes from April 25, 2023 regular meeting. Patrick Lucas abstained. Motion carries.

4. OLD BUSINESS: None

5. NEW BUSINESS:

- A. Roger Kimball, Tywood Associates, LLC, 61 Sharon Turnpike, special permit application for a change of use from real estate office to retail use.** Mr. Connor stated that the public hearing notice will be required and it needs to be listed the same as the application. It does require a special permit being in the center business zone. No changes to the building and parking lot is adequate. Torrington Area Health District has signed off. Mrs. Kimball stated that historically it has been retail, no structure changes just name and nature of business. She also provided proof of taxes paid.

IN A MOTION by Ms. Lemieux and seconded by Mr. Lucas, it was voted to accept the application for Johanna Kimball, 61 Sharon Turnpike for a change of use from real estate office to retail use setting a Public Hearing date for June 27, 2023. Motion carries.

6. ZONING ENFORCEMENT OFFICER'S REPORT: Mr. Connor did a brief review of the report and update on Flora Road and we are still business.

IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was voted to accept the ZEO report dated May 23, 2023. Motion carries.

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7. CORRESPONDENCE: CT Quarterly Newsletter mentioned.
8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION: None
9. ADJOURNMENT:

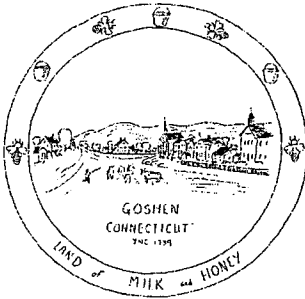
IN A MOTION made by Ms. Zbinden and seconded by Ms. Lemieux to adjourn the meeting at 7:37PM. Motion carries.

Respectfully submitted,


Lori Clinton
Commission Clerk

Received May 24, 2023 10:48AM

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: May 23, 2023

Johanna Kimball, Tywood Associates LLC, 61 Sharon Turnpike, Special Permit application for a change of use from real estate office to retail use: Met with Roger Kimball and discussed the change of use. The property is located in the CB Zone so the change of use requires special permit Approval. No changes to the exterior of the building or parking lot are proposed. TAHD approval for the change has been granted. I recommend that the Commission receive the application and set a public hearing date for the 6/27/23 PZC Meeting.

William Colby for Buzzienna, East Cornwall Rd., Assessor's Map 08-001-00, subdivision: Met with project engineer and TAHD Sanitarian and discussed subdivision. Made site visit to the property. One building lot is proposed with the remaining land to be restricted for agricultural use only – not a building lot. The Inland Wetlands subdivision application has been filed. The applicant will file for subdivision approval from PZC once IWC Approval has been granted.

8-24 Recommendation Referral on proposed acquisition of vacant property owned by Alfred E Wright & Peter Fay, Sharon Turnpike, Assessor's Map 06-008 076: Met with 1st Selectman, Public Works Director and Fire Chief regarding this land acquisition. Made site walk to property. Wrote memo to Board of Selectmen regarding the 8-24 referral process. Reviewed concept plan for property improvements with Public Works Director. Reviewed Soil Scientist's Report. Wrote memo to PZC recommending that the PZC make a favorable recommendation to the Board of Selectmen on land purchase. Wrote memo to Selectmen regarding favorable recommendation by Commission.

Jeremiah Sattazahn for Regional School District #6, 50 North Street, 12' x 24' pavilion for an outdoor teaching space and shade for playground area: PZC approved the site plan at the 4/25/23 Meeting .A Zoning Permit has not yet been applied for.

Linda Merchant, Accessory Buildings – no permits, 26 Flora Road: Issued a Zoning Violation letter requesting voluntary compliance to property owner. 3 accessory buildings were constructed on the property without the necessary Inland Wetlands, Zoning, Torrington Area Health District and Building Permits. One of the buildings, "The Studio," includes a deck and stairs and appears to have a bedroom and bathroom. This building does not appear to meet the required Zoning setbacks for an accessory building – studio. The other two buildings appear to be maintenance sheds. Steve Merchant and his Engineer have been in contact with this office and will turn the shed back into a maintenance shed and have removed one of the plastic sheds from the property. An Inland Wetlands application and site development plan is being prepared.

Issued 23-12 ZP to Bill Hoadley, 153 West Hyerdale addition.

Issued 23-13 ZP to Stephen Magyar, 23 Bueford Ct., addition.

Issued 23-14 ZP to Northern Farms & Forestry LLC, 59 Old Middle Street, reconstruct barn.

Issued 23-15 ZP to Cobus Gauche, 109 Weldon Ct., addition.

Issued 23-16 ZP to Neat Ajro, 40 Tyler Ridge Rd., dwelling.