

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
JUNE 27, 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, William Colby, and Scott Olson.

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.

2. PUBLIC HEARING:

Johanna Kimball, Tywood Associates LLC, 61 Sharon Turnpike, special permit application for a change of use from real estate office to retail use: Commission Clerk read the legal notice into record; Mr. Connor read his memo dated June 23, 2023. Applicant was asked to speak. Mrs. Kimball stated that it has historically been retail but has been office for a while and would like to switch back to retail. Would be happy to take any questions. Ms. Zbinden asked if Ms. Kimball was Tywood Associates. Ms. Kimball stated yes and it had been her husband and another gentleman from Florida but both are deceased leaving her to be the only owner. Mr. Wilkes opened the floor to the public. Mr. Connor stated that the application is complete. Mr. Scott Olson of 127 Shelbourne Drive and chair of the EDC said that he is familiar with the application and the property. Indicated that the history of it being a retail space has always been well received and there was no adverse effect, only positive. Mrs. Kimball said thank you to the commission for their due diligence and thanked them.

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

3. READING OF THE MINUTES:

The Commission reviewed the minutes of May 23, 2023. Corrections noted: Section 1 Mr. Withstandley was not seated; Section 6 last word should be busy and not business.

IN A MOTION by Ms. Lemieux and seconded by Ms. Barrett, it was voted to accept the minutes as amended from May 23, 2023 regular meeting. Motion carries.

4. OLD BUSINESS:

- A. Johanna Kimball, Tywood Associates, LLC, 61 Sharon Turnpike, special permit application for a change of use from real estate office to retail use.**
There were no comments from commissioners.

IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was voted to approve the application for Johanna Kimball, 61 Sharon Turnpike for a change of

use from real estate office to retail and making a finding that it meets the specific and general conditions for Special Permit with no conditions being recommended . Motion carries.

5. NEW BUSINESS:

B. William Colby for Buzzienna White, 192 Kubish Road, 1 lot subdivision. Mr. Colby gave a brief description of the property: 10 acres for building and 67 plus acres will be designated agricultural purposes only. Approval from Inland Wetlands and Torrington Area Health has been given; driveway was installed years ago over wetlands; Ms. Zbinden asked if the will be using the existing driveway, to which Mr. Colby responded yes. Mr. Connor has some things that need to be changed that are stated in his memo. Mr. Connor read the memo dated June 23, 2023 into record. Subdivisions and Public Hearings were discussed. Mr. Connor asked if he would be submitting a letter for agricultural designation and Mr. Colby said yes.

IN A MOTION by Mr. Lucas and seconded by Ms. Zbinden it was voted to approve the application for Willliam Colby for Buzzienna White, 192 Kubish Road, 1 lot subdivision pending a letter requesting a waiver for open space and recreation and with changes noted being made on the subdivision, site development and septic plans, as well as placing pins and monuments in accordance with the plan. Motion carries.

6. ZONING ENFORCEMENT OFFICER’S REPORT: Mr. Connor did a brief review of the report and update on various items.

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


7. CORRESPONDENCE: Omnibus Housing Bill email mentioned and will be emailed out by commission clerk.

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 7:59PM. Motion carries.

Respectfully submitted,


Lori Clinton
Commission Clerk

Received June 28, 2023 1:58P M

Attest 
asst. Goshen Town Clerk