

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
AUGUST 23, 2022 – 7:30PM
HELD AT GOSHEN TOWN HALL AND BY ZOOM VIRTUAL MEETING**

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

EXCUSED: Patrick Lucas, William Clinton and Leya Edison

OTHERS: Town Planner and Zoning Enforcement Officer Martin Connor, Scott Olson, Dawn Wilkes and Mr. and Mrs. Carroll.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.

The meeting was called to order at 7:30PM. Jim Withstandley was seated for Patrick Lucas. The meeting was conducted in person at Goshen Town Hall and virtually through Zoom and recorded digitally. Rules of the Public Hearing were given by the Chairman.

2. PUBLIC HEARING:

A. Jannelle Carroll, 85 Town Hill Road Text Amendments to the zoning regulations related to farming. Jannelle Carroll, 85 Town Hill Road, did a quick review of the history of the process. They took suggestions from the Agricultural Society, other farmers in town as well as an attorney, taking everything into consideration they came up with the current plan presented. The Agricultural Society has not yet voted on it but the feedback has been positive. Chairman asked if there were any questions. Ms. Zbinden asked about the 5 acres versus the 7 acres. Ms. Carroll stated that they decided to leave it at 7 acres of cultivated land and feel that it should be left to the Commission to decide if it should be 5 or 7 acres. Ms. Zbinden stated that the amount of cultivated land would make a farm stand 1250 square feet. Ms. Carroll commented that the sizes were based on research taken from other towns. Mr. Connor reminded everyone that the town has the largest minimum zoning in the area and he leans toward the 5 acres but we could live with the 7. He also liked how they incorporated the definition of agriculture from the State and used the Town of Goshens POCD. Ms. Zbinden asked if the building would be limited in size according to regulation? Mr. Connor stated yes and this is by special permit and the Commission will look at each property individually and if you have concerns you can put in conditions and it allows neighbors to be notified. Scott Olson, 127 Shelbourne Drive stated that he is here as a citizen and EDC but for this Public Hearing he is for EDC. This application comes with a history and the Carrolls picked up after the original was withdrawn. He has met with the Carrolls several times and they have come to the EDC as well and without hesitation EDC gives endorsement and approval and are impressed with the regulation that was brought before the Commission and urged them to approve this application. No further comments.

IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was voted to close the public hearing at 7:44pm. Motion carries.

B. Economic Development Commission, Proposed amendments to Zoning

Regulations Section 6.4 Signs. The Secretary read the Public Hearing notice into record as well as an email from The Goshen Business Circle expressing their support (signed by 23 members). Mr. Connor gave a brief overview of his recommendations and the memos dated May 19, 2022 and July 21, 2022. The NWHCOG was sent a letter and response was there is no conflict and he believes that the Commission can make a finding that the proposed changes are consistent with the recommendations contained in the EDC section of the 2016 Town of Goshen POCD and recommends approval. Changes are minor in his option. Ms. Zbinden suggested only having the sandwich boards out during open hours. Chairman highlighted a memo that was sent to the Commission members. Scott Olson, 127 Shelbourne Drive, spoke on behalf of the EDC. Mr. Olson indicated that this is part of a much larger proposal that has been a 15 month process. Points are that it would eliminate the part of regulation that disallows sandwich boards; signs on residential property will change from 1x2 to 3x4 and for the center business zone from 6x6 to 7x7. What EDC is proposing is very responsible. We also live here and understand we want to keep it rural. Dawn Wilkes, I am in favor of all changes other than the CBZ area and think the 36 SF is good. No business owners that completed the EDC survey indicated an impediment with the signs and she did not think that needed to be changed. Scott Olson, appreciated Dawn's words but did not feel it was appropriate to bring the survey up since it was not presented to the Commission.

IN A MOTION by Ms. Lemieux and seconded by Ms. Barrett, it was voted to close the Public Hearing at 7:59pm. Motion carries.

3. **READING OF THE MINUTES:** The Commission reviewed the minutes from the July 26, 2022, regular meeting and changes listed on the agenda were noted.

IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was voted to accept the minutes from the July 26, 2022 regular meeting. Motion carries

4. **OLD BUSINESS:**

- A. **Jannelle Carroll, 85 Town Hill Road Text Amendments to the zoning regulations related to farming.** Chairman asked the thoughts of the Commissioners. Ms. Lemieux thinks the 5 acres is what we should stay with since the minimum for the Town is 5. Ms. Zbinden stated she is fine with 5 or 7. Ms. Barrett is fine either way. Mr. Withstandley is fine either way.

IN A MOTION by Ms. Lemieux and seconded by Ms. Zbinden, it was voted to approve Proposed Text Amendments to the Zoning Regulations Related to Farming with a change from 7 acres to 5 acres. The effective date will be the day after the date of publication and consistent with The Town of Goshen POCD. Motion carries.

- B. **Economic Development Commission - Proposed amendments to Zoning**

Regulations Section 6.4 Signs. Chairman asked thoughts on the proposal. Mr. Withstandley said it was a good proposal. Ms. Barrett agrees with it as proposed. Ms. Zbinden wanted to reiterate what Dawn's issue was with the signs going from 36 to 48 in the business zone. Ms. Lemieux is fine with the proposal as is.

IN A MOTION by Ms. Barrett and seconded by Ms. Zbinden, it was voted to approve Proposed Amendments to Zoning Regulations Section 6.4 Signs. The effective date will be the day after the date of publication and consistent with The Town of Goshen POCD. Motion carries.

5. **NEW BUSINESS:**

A. **Keith Bodwell for Haworth & Marcia Barker, Old Middle Street 04 005 00 -2 - Lot Subdivision:** Mr. Bodwell reviewed his plans and stated that they are planning to split the parcel. One parcel will be 10 acres for a single family home with septic and the other will be 37 acres for farm use. IWC has accepted and the next meeting P&Z will require IWC approval as well as Torrington Area Health. This will be tabled until the next meeting.

B. **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. Wilkes read the proposal change. Scott Olson stated that he is bringing this proposal to the Commission as a citizen not EDC. Mr. Olson is eager to start an indoor Pickleball court. Mr. Connor has met with Mr. Olson and it is not out of place to have in the Center Business Zone. Chairman asked if they would like to set a Public Hearing.

IN A MOTION by Ms. Zbinden and seconded by Ms. Lemieux, it was voted to set a Public Hearing for Proposal to change the regulation for permitted principal Uses within the Center Business Zone as proposed for October 23, 2022. Motion carries.

6. **ZONING ENFORCEMENT OFFICER'S REPORT:** Mr. Connor did a brief review of the report and stated that it had been very busy.

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 8:20PM. Motion carries.

Respectfully submitted,
Lori Clinton, Commission Clerk



Received Aug 25, 2022 @ 1:56 P.M

Attest Burdan Z Bley

Goshen Town Clerk