

**PLANNING & ZONING COMMISSION
REGULAR MEETING – MINUTES
OCTOBER 27, 2020 – 7:30PM
BY ZOOM VIRTUAL MEETING**

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

EXCUSED: Alternates; Will Clinton, Thomas Carey, and Leya Edison

OTHERS: Town Planner and Zoning Enforcement Officer Martin Connor, AICP, Resmi Rizvani, Board of Selectmen Liaison Mark Harris, Goshen Housing Trust Members; Marti Harris, Chris Sanders, and Simon Ellis, and member of the public Patrick Reilly

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.

Don Wilkes called the meeting to order at 7:34PM. Roll call was taken. The meeting was conducted virtually through Zoom and recorded digitally.

- 2. PUBLIC HEARINGS: A. Resmi Rizvani - 59 Torrington Road – Special Permit Application - Change of use from bank to restaurant.** The Clerk read the Notice of Public Hearing into the record. Mr. Connor read his report and recommendation into the record. Mr. Wilkes called for public comment. Mr. Sanders spoke as a resident of Goshen and President of the Goshen Housing Trust. The GHT is in the process of purchasing the Goshen Market Place, with a closing anticipated in December. At that time the GHT will be the landlord for the proposed restaurant. Mr. Sanders spoke on behalf of the Board stating that the restaurant would be a good thing for the Town of Goshen. Mr. Sanders expressed his support to grant the Special Permit to Mr. Rizvani. Marti Harris of Goshen spoke in support of the Special Permit application both as a resident and member of the Goshen Housing Trust. Simon Ellis of Goshen spoke in support of the Special Permit application both as a resident and member of the Goshen Housing Trust. Mr. Connor noted that Mr. Rizvani had submitted hours of operation and a basic menu list. This was presented on screen during the meeting and uploaded to the agenda link on the Town website. Ms. Lemieux asked about signage. Mr. Connor stated that there is space for a sign on the signage board for the complex by the road and that Mr. Rizvani has contacted a sign company to make a sign for the building. Mr. Connor is going to get in touch with the sign company to discuss the building sign. Patrick Reilly of Goshen asked for clarification on the application that it is going to be a take out restaurant. Mr. Reilly asked about the septic system and if it would be adequate if the restaurant allowed for seating. Mr. Connor reviewed with TAHD sanitarian Rich Rossi for both interior specs and septic system adequacy and it was found to be adequate for a take-out restaurant. Mr. Reilly asked about the possibility of indoor seating and the septic system. Mr. Connor stated that the application is for a take-out restaurant. Mr. Wilkes called for further comments from the public or Commissioners. Mr. Rizvani stated that he is happy to be able to have a restaurant in Goshen.

IN A MOTION by Ms. Lemeiux and seconded by Mr. Lucas it was VOTED to close the public meeting at 7:45pm. Motion carries.

3. READING OF THE MINUTES:

The Commission reviewed the minutes from the September 22, 2020 regular meeting. There is a correction under item 6. Correspondence. The abbreviation for Northwest Hills Council of Governments should be NHCOG.

IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was VOTED to accept the minutes as amended. Motion carries.

- 4. OLD BUSINESS: A. Resmi Rizvani - 59 Torrington Road – Special Permit Application - Change of use from bank to restaurant.** Mr. Wilkes called for further discussion or comments from the Commission. Ms. Zbinden referred back to Mr. Reilly's comments. Ms. Zbinden asked what the process would be if Mr. Rizvani wanted to add indoor seating, would the applicant need to address the Planning and Zoning Commission to change the use? Mr. Connor stated that there is no difference in the application between take-out or indoor seating. The TAHD would need to approve the addition of seating as it would affect the septic system. TAHD would most likely double check with the Planning and Zoning Commission if indoor seating was requested by the applicant.

IN A MOTION by Ms. Zbinden and seconded by Ms. Lemeiux, it was VOTED to approve the application for a special permit for Resmi Rizvani - 59 Torrington Road – Special Permit Application - Change of use from bank to restaurant. Motion carries

- 5. NEW BUSINESS: A. Charles Olsen - 4 Old Middle Street - 2nd floor - Special Permit for a change of use from office to apartment.** Mr. Wilkes asked for clarification on the address of the application. The project in question is at 4 Old Middle Street, there is a building at 10 Old Middle Street also under the applicant's name. Mr. Connor stated that a change of use to an apartment is allowed by Special Permit in GB zone. Mr. Connor recommends the commission accept the application and set a public hearing.

IN A MOTION made by Ms. Lemeiux and seconded by Ms. Barrett, it was VOTED to accept the application for Charles Olsen - 4 Old Middle Street - 2nd floor - Special Permit for a change of use from office to apartment and set a public hearing for the next regular scheduled meeting on November 24, 2020. Motion carries.

B. Affordable Housing Study Committee. First Selectman, Mr. Valentine, is putting together a committee to include members of the GHT, P&Z, Board of Selectmen and other interested parties. After participating in meetings organized

by the NHCOC and reviewing the Salisbury plan, it was determined that the affordable housing plan should be a Town plan and not solely a Planning and Zoning responsibility. Mr. Wilkes would like to serve on the Committee. Mr. Harris said the selectmen discussed the committee but has not assigned anyone. Mr. Sanders stated the GHT will be supportive in any way they can. Mr. Connor has talked with Glen Chalder who helped with the plan of conservation and development and he is willing to help with the project. Mr. Connor asked the other members of the Commission to consider being on the committee for the affordable housing study.

6. ZONING ENFORCEMENT OFFICER'S REPORT:

The Zoning office continues to be busy with applications and residents looking to improve their property. Mr. Connor's report was reviewed. Mr. Connor has had conversations with Mr. Roraback, Town Attorney, concerning problem cases and enforcement actions. Letters are being sent out to those property owners.

Mr. Connor also spoke to Mr. Commerford about the animal farm he has been opening to the public on weekends and it has been successful in raising funds to pay for feed for the animals. The Commerford's are very happy with the support from the Town for that. They are looking forward to the Christmas season and would like to sell trees. They offered hayrides and a pumpkin patch. All went well and no complaints were received by the ZEO.

IN A MOTION made by Ms. Lemieux and seconded by Ms. Zbinden, it was VOTED to accept the ZEO report as presented. Motion carries.

7. CORRESPONDENCE: CFPZA quarterly newsletter, Siting Council letter referenced in last month's meeting, and NHCOC meeting postponed.

8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION: None

9. ADJOURNMENT:

IN A MOTION made by Ms. Lemieux and seconded by Ms. Zbinden, to adjourn the meeting at 8:04PM.

Respectfully submitted,

**Erin Reilly
Commission Clerk**