

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
NOVEMBER 23, 2021 – 7:30PM  
HELD AT GOSHEN TOWN HALL AND BY ZOOM VIRTUAL MEETING**

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

**EXCUSED:** William Clinton and Leya Edison

**OTHERS:** Town Planner and Zoning Enforcement Officer Martin Connor, and members of the public Bob & Dawn Grosclaude, Virginia Perry, Todd Carusillo, Mark Harris, Scott Olson and Henrietta Horvay.

**1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.**

The meeting started at 7:29PM. The meeting was conducted in person at Goshen Town Hall and virtually through Zoom and recorded digitally and no alternates were seated.

**2. PUBLIC HEARING: Dawn Grosclaude, 276 Sharon Turnpike - Home based business in a residential zone, Home Hair Salon Business.**

Public Hearing was called to order at 7:29PM by Chairman Wilkes. Mr. Connor reviewed the application and the memo he wrote 11/20/21 that the applicant is applying for a single chair hair salon under 5.6.1 zoning regulations. Approval from Torrington Area Health was received on 11/18/21 and perk test was completed on 11/11/21 and showed adequate area for a reserve should the primary septic fail. On 10/11/21 a narrative was submitted with the application and is included in tonight's package. Floor layout of the salon will be 184 square feet and the first floor living area is 2314 square feet making the proposed beauty salon to be 9% of gross floor area of dwelling. No sign will be on property at this time and may paint her business name on the mailbox. Only one customer at a time will be allowed in the salon. My conclusion after the site visit was done is that this meets general and specific requirements for special permit approval and will not require any special requirements. Mr. Connor also stated that the applicant had a salon in prior years that was approved by the committee. Ms. Grosclaude asked if anyone has any questions and expressed how she loves the community. Mr. Wilkes asked Lori Clinton if public notification was done. Ms. Clinton responded yes it was posted and letters were sent by the applicant. Mr. Wilkes opened the meeting to Public Comments and read a letter from Rick Betty that has two properties that adjoin the applicants and welcomes the business. Scott Olson 127 Shelbourne Drive stated this is the kind of low impact business the town needs and he supports this business. Henrietta Horvay, 43 Breguet Road, asked the applicant if the customers will have access to the bathroom from the salon. Ms. Grosclaude gave her a description of where the bathroom is located and that Torrington Area Health approved the location and stated yes

the customers will have access. Mr. Wilkes asked if there were any more comments.

**IN A MOTION by Mr. Wilkes, first by Ms. Zbinden and seconded by Mr. Lucas, it was VOTED to close the Public Hearing on Dawn Grosclaude, 276 Sharon Turnpike - Home based business in a residential zone, Home Hair Salon. Motion carries.**

3. **READING OF THE MINUTES:** The Commission reviewed the minutes from October 26, 2021, regular meeting.

**IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was voted to accept the minutes. Motion carries.**

4. **NEW BUSINESS:** None

5. **OLD BUSINESS:**

**A. Vote to be held: To place a Temporary & Limited Moratorium on Cannabis Establishments for One Year.** It was discussed that a vote was not held at the October 26, 2021 meeting after the Public Hearing was closed.

**IN A MOTION by Ms. Zbinden and seconded by Ms. Barrett, it was VOTED to place a temporary & limited moratorium on Cannabis Establishments until October 26, 2022. Motion carries.**

**B. Consideration: Dawn Grosclaude, 276 Sharon Turnpike - Home based business in a residential zone, Home Hair Salon Business.** Open for discussion. Ms. Barrett had a question on the letter that had Julia Grosclaude name on it. Mr. Connor stated that was a sample letter to send.

**IN A MOTION by Ms. Lemieux and seconded by Ms. Zbinden, it was VOTED to approve the application for Dawn Grosclaude, 276 Sharon Turnpike - Home based business in a residential zone, Home Hair Salon Business. Motion carries.**

6. **ZONING ENFORCEMENT OFFICER'S REPORT:** Mr. Connor reviewed ZEO's report and indicated that he will need to resend a violation for Sharlene Copeland, Hageman Shean Road address since he just found out owners are in New Hampshire. More discussion was had.

7. **CORRESPONDENCE:** Reviewed email from NHCOCG and schedule for 2022 P&Z Commission Meetings.

**IN A MOTION by Ms. Zbinden and seconded by Mr. Lucas, it was VOTED to accept the Planning and Zoning Meeting Schedule for 2022. Motion carries.**

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

9. **ADJOURNMENT:**

**IN A MOTION made by Ms. Zbinden to adjourn the meeting at 7:49PM. Motion carries.**

Respectfully submitted,

Lori Clinton  
Commission Clerk