

**PLANNING & ZONING COMMISSION
REGULAR MEETING – MINUTES
FEBRUARY 23, 2021 – 7:30PM
BY ZOOM VIRTUAL MEETING**

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

EXCUSED: Alternates: Thomas Carey

OTHERS: Town Planner and Zoning Enforcement Officer Martin Connor, and members of the public Julia Grosclaude, Dawn Wicks, Frank and Carla Barbieri and Doreen Deary

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.

Don Wilkes called the meeting to order at 7:31PM. The meeting was conducted virtually through Zoom and recorded digitally.

2. PUBLIC HEARING: A. Julia Grosclaude, 82 North Street, Special Permit Application for a Home Based Business-Beauty Salon: The Clerk read the Notice of Public Hearing into the record at 7:31PM. No report to read by Mr. Connor at this time. Torrington Health Department needs to complete testing and Mr. Connor recommends continuing with public hearing to the next meeting.

Mr. Wilkes called for further comments/letters from the public or Commissioners. Ms. Grosclaude spoke of her plans for the salon (cuts, colors, blow dries) and went into detail on the space that will include one styling chair and one sink. Doreen Deary spoke in support of the Special Permit application in the form of a letter from the Goshen Business Circle and that this business is in line with their mission statement. This letter was presented on screen during the meeting and uploaded to the agenda link on the Town website. Ms. Edison asked if there will be a sign in front of the business. Ms. Grosclaude indicated at this time she is not planning on adding one. Mr. Connor indicated that zoning laws do allow for her to have a small sign of 4 square foot. Further discussion was had on the zoning laws for signs. Dawn Wicks spoke in support of Special Permit application as a resident, taxpayer and fellow home-based business owner. Ms. Lemieux ask if there are any other salons operating in town. Mr. Connor indicated there have been a few approved over the years and it is not unusual to have them in Goshen. There was further discussion on signage in town. Ms. Lemieux ask what will need to be done if Ms. Grosclaude decides to put up a sign and Mr. Connor indicated she would need to get a zoning permit.

IN A MOTION by Mr. Lucas and seconded by Ms. Zbinden, it was voted at 7:50PM to continue Public Hearing until March meeting pending notification from Torrington Area Health District. Motion carries.

3. READING OF THE MINUTES: The Commission reviewed the minutes from

January 26, 2021, regular meeting. Following corrections made:

A. Section 2: Reading of the Minutes of December 22, 2020: A question was raised as to whether the P&Z Commissioners were asked to ask questions or make comment during the public hearing. This could not be verified as the recording of the meeting was no longer available on the town website.

B. Section 5: Zoning Enforcement Officer's Report: Mr. Connor asked the Commissioners to consider revising Section 3.5 of the Regulations to approve certain uses in the Center Business zone by site plan application. Currently, all uses in the Center Business zone is a special permit use requiring a public hearing. This change would be more welcoming to developers if the uses the town wants in the Center Business zone were approved by site plan versus by special permit and public hearing. Applicants would still have to come before the P&Z Board.

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: None**

5. **NEW BUSINESS: None**

6. **ZONING ENFORCEMENT OFFICER'S REPORT:** Mr. Connor indicated he had not had time to do a formal writeup due to just returning from vacation and will give a brief oral report. EDC would like to meet with P&Z at the March 23, 2021 meeting to discuss uses in the center business zone. Commission agreed this would be a good idea. Mr. Connor to follow-up with EDC.

7. **CORRESPONDENCE:** Email received by Joe Guttadauro, board President, of Goshen Players inquiring on the ability to use the theater's backyard as a performance space due to the COVID restrictions in place for performance venues. This email was presented on screen during the meeting and uploaded to the agenda link on the Town website. This was discussed and decided that Goshen Players should be invited to attend March 23, 2021 meeting to discuss further and be asked questions.

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

9. **ADJOURNMENT:**

IN A MOTION made by Ms. Lemieuz and seconded by Ms. Zbinden to adjourn the meeting at 8:02PM. Motion carries.

Respectfully submitted,

**Lori Clinton
Commission Clerk**