

GOSHEN ECONOMIC DEVELOPMENT COMMISSION

REGULAR MEETING – MINUTES

June 23, 2025 6:00 PM

CALL MEETING TO ORDER – Henrietta Horvay called the meeting to order at 6:04 PM.

PRESENT: Henrietta Horvay, MacKenzey Melk (A), Heidi Koenig, George Motel, Marie Bate (Board Commission Clerk).

MEMBERS ABSENT: Daniel Belmonte (A)

MEMBERS EXCUSED: Peter Kujawski, Jaclyn Wheeler

SEAT ALTERNATE: Chair seated Alternate Mackenzey Melk. Motion to accept made by George Motel and seconded by Heidi Koenig.

APPROVAL OF MINUTES: Motion made by Heidi Koenig and seconded by George Motel, to approve February 24, 2025 Meeting Minutes. It was voted to accept the motion. Motion carries.

OLD BUSINESS: 1. 2016 Town of Goshen Plan of Conservation and Development dated 8/23/2016 – Pages 21-22, Economic Development for the Board Commissioners to review as requested by Spencer Musselman, e-mail of May 8, 2025 and give a report on recommendations or changes to the plan. Discussion with changes and recommendations (see attached).

NEW BUSINESS: George Motel informed the commission that since new State HB 7175 – C G A just passed and will increase their farm exemption from \$200,000 to \$250,000. This is mandatory at state level and effective this session January 1, 2026. In addition, the town may add another \$250,000, increasing it to \$500,000.

OTHER BUSINESS: None

PUBLIC COMMENT: None (unable to run zoom)

ADJOURNMENT: Meeting adjourned at 6:37 PM in a motion by Heidi Koenig and seconded by Mackenzey Melk.

Respectfully submitted,

Marie Bate

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Board Commission Clerk

Next meeting August 25, 2025 @ 6PM

Received June 25, 2025 1:29 PM

Attest

[Signature]

Asst. Goshen Town Clerk

3. ECONOMIC DEVELOPMENT

GOAL: *TO PROVIDE FOR BUSINESSES SERVING LOCAL AND REGIONAL NEEDS, BOTH EXISTING AND FUTURE, IN A MANNER THAT PROTECTS PROPERTY VALUES AND IS COMPATIBLE IN SIZE, SCALE, AND APPEARANCE WITH THE TOWN'S RURAL CHARACTER. WE MUST MAINTAIN RURAL CHARACTER WHILE ALSO SUPPORTING ECONOMIC GROWTH AND OPPORTUNITY.*

ISSUES:

1. *SUPPORT THE RURAL LANDSCAPE*

Create an economic climate that enhances the viability of our working land and conserves natural land.

2. *HELP EXISTING PLACES THRIVE*

Take care of assets and investments such as our Village Center, existing infrastructure, and places that the community values.

3. *CREATE GREAT NEW PLACES*

Build a vibrant, enduring community that supports the needs of both the aging and young people alike.

4. *SUPPORT HOME-BASED BUSINESSES AND SMALL BUSINESS OPPORTUNITIES*

Goshen is a rural town with an unusual number of local home-based and small businesses. (As of June 2025) property records show 204 businesses in Goshen. These businesses provide important services and employment opportunities.

They also provide a pool of local volunteers for firefighting services and other organizations that rely on volunteers who are available for day time services. Land use policies must continue to permit local businesses to start up and be sustained.

5. *SHORT TERM HOSPITALITY*

A. Goshen has 25 Air B&B / VRBO

B. Goshen has 2 Bed and Breakfast businesses, The Mary Stuart House & The Snuggery

RECOMMENDATIONS:

The following general guidelines are recommended for use by the Planning and Zoning Commission to develop business-related revisions to the Zoning Regulations and Zoning Map.

1. *PROMOTE AGRICULTURE & TOURISM*

Agriculture and tourism are the keys to Goshen's economy that should be promoted and supported. Goshen has 22 farms. Activities such as the Annual Goshen Open Farm Tour and the Goshen Farm Market promote Goshen's farms and educate citizens on healthy eating. The Goshen Agricultural Society – Goshen Fairgrounds and Action Wildlife Foundation along with Town lakes and recreation areas bring tourists to Goshen. Agri-tourism farms such as Sunset Meadow Vineyards, Old Barn Farm, and Thorncrest Farm & Milk House Chocolates should be encouraged, as they bring visitors to Goshen, preserve open space, and help promote healthy living. The Planning & Zoning Commission should provide proactive support for farm viability and be supportive of farmland protection. The Board of Selectmen should continue to allow the Agricultural Commission to provide farmer input into Town Policies that impact local agriculture.

2. *Home-Based Business Uses*

Business uses located entirely within principal residential buildings that do not change the character of the building or neighborhood and do not generate large volumes of traffic are permitted and should continue to be permitted in residential zones. More intense home occupations will continue to require Special Permit review and approval.

3. *Center Business Zone*

The purpose of the Center Business Zone is to provide a central, safe, and convenient location for local business and service needs in a manner that is compatible in size, scale, and appearance with the Town Center area of Goshen. Creating a more pedestrian-friendly Town Center area should be a goal for the Town.

The Planning and Zoning Commission should encourage mixed use opportunities for businesses appropriate for a village center area. The Commission should examine the current boundaries of the Center Business Zone to determine if they should be expanded further in the Town Rotary area and North towards Town Hall on North Street.

4. *Encourage the Current Goshen Business Group to Remain Active.*

Goshen's business community is encouraged to work together to promote the business community and provide advice to the Planning & Zoning Commission and Board of Selectmen.

