

**PLANNING & ZONING COMMISSION
MEETING MINUTES
November 26, 2024 – 7:30PM
HELD AT GOSHEN TOWN HALL**

PRESENT: Lu-Ann Zbinden, Patrick Lucas (Z), Cindy Barrett (Z), Jared Denis (AZ), Shilo Garceau, and Jon Carroll

EXCUSED: Jerrold Abrahams(A), Jim Withstandley(A)

OTHERS: Janell Mullen Town Planner, Spencer Musselman Land Use Official.

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:32 pm by Jon Carroll and no alternates were seated.
2. **ATTENDANCE:** Taken by Cindy Barrett, Secretary.
3. **PUBLIC HEARING:** None
4. **APPROVAL OF THE MINUTES:** The Commission reviewed the meeting minutes from October 22, 2024 and made the following correction: The correct time of adjournment was 7:57pm on 10/22/24 and not 8:57pm. ***In a motion by L. Zbinden and seconded by S. Garceau, it was voted to approve the October 22, 2024 minutes as amended. P. Lucas abstained and the motion carried unanimously.***
5. **OLD BUSINESS:**
 - a. **POCD updates/status.** J. Mullen shared three scopes of work that she obtained for the facilitation of a POCD Community Forum from FHI, Planimetrics, and SLR. It was agreed amongst the Commissioners that they would review the proposals in anticipation for the next POCD discussion at the January meeting.
6. **NEW BUSINESS:**

In a motion by L. Zbinden and seconded by S. Garceau, it was voted to add an item 5b. Informal Discussion on 777 North Street with Steve Dutton to the agenda. The motion carried unanimously.

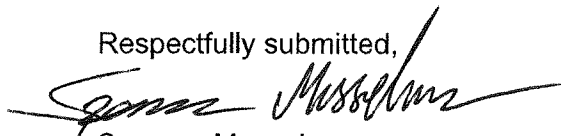
 - a. **Adoption of 2025 Meeting Calendar.** The Commission discussed the 2025 meeting calendar and revised the November and December meeting dates to be November 18th and December 16th. ***In a motion by L. Zbinden and seconded by P. Lucas it was voted to approve the 2025 Meeting Calendar as amended. The motion carried unanimously.***
 - b. **Informal Discussion on 777 North Street.** Before the discussion J. Mullen informed the Commission that this is an informal and non-binding pre-application discussion to help the applicant navigate the regulations. Steve Dutton was present to discuss his plan to potentially purchase 777 North Street and use the existing barns on the property to store collectable/vintage vehicles. All vehicles stored on the property will be associated with Lime Rock Park Driver's Club and will not be open to the public. Proposed hours of operation would be between

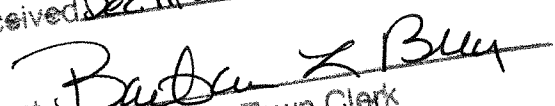
6am-8pm and no vehicle maintenance or repair will occur at the property. S. Dutton and his business partners are considering constructing a residence on the property for a long-term rental/or caretaker home. It is the intention of the prospective owners to maintain the same residential/agricultural characteristics of the property including continuing to hay the fields.

The purpose of this discussion was to inform the Commission of the potential purchase of the property and to discuss what category this application would be considered under in the regulations. S. Dutton proposed either applying as a home based business or as a country club. After discussion concluded with the Commission, staff agreed that the home-based business requirement that the property be owner occupied would not fit with this potential application and that an application for a country club special permit would be more appropriate.

7. **ZEO REPORT:** S. Musselman gave a brief overview of the ZEO Report dated 11/26/24. **In a motion by S. Garceau and seconded by L. Zbinden, it was voted to adopt the ZEO Report dated 11/26/24. The motion carried unanimously.**
8. **CORRESPONDENCE:** Pamphlet from the CT. Bar Association for a Municipal Land Use webinar to be held on 3/22/25. S. Musselman will distribute the information to the Commissioners.
9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** There was some discussion amongst the Commissioners regarding the December meeting. It was decided that S. Musselman would send out a poll to the Commissioners to determine a meeting date for December.
10. **PUBLIC COMMENT:** Retired Guilford Town Planner and Goshen resident George Kral commended the Commission on their work on moving the POCD forward.
11. **ADJOURNMENT:** **In a motion by S. Garceau and seconded by C. Barrett it was voted to adjourn the meeting at 8:46 pm.**

Respectfully submitted,


Spencer Musselman
Land Use Official

Received Dec 11, 2024 9:00 A.M.
Attest 
Goshen Town Clerk