

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 22, 2024 – 7:30PM
HELD AT GOSHEN TOWN HALL**

PRESENT: Lu-Ann Zbinden, Cindy Barrett (Z), Jerrold Abrahams(Z), Shilo Garceau, Jared Denis, and Jon Carroll

EXCUSED: Patrick Lucas, Jim Withstandley

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

1. PUBLIC HEARING:

Public Hearing for the consideration of a Commission petitioned text amendment that would:

1. Add language that specifies that principal buildings shall be used for agricultural/residential purposes within Section 3.
2. Provides for pre-existing buildings to be used for a non-residential/agricultural use by Special Permit only in Residential-Agricultural Zones.
3. Defines accessory structure and accessory use in Section 2.

J. Carroll reopened the continued hearing from 9/24. There were no further questions from the Commission or the public.

IN A MOTION BY L. Zbinden and seconded by S. Garceau, it was voted to close the public hearing. The motion carried unanimously.

2. APPROVAL OF THE MINUTES: Meeting minutes from September 24, 2024.

It was noted that J. Denis was present at the last meeting and needs to be added to the attendance list for 9/24.

IN A MOTION BY S. Garceau and seconded by L. Zbinden, it was voted to approve the September 24, 2024 minutes as amended. The motion carried unanimously.

3. OLD BUSINESS:

A. Public Hearing for the consideration of a Commission petitioned text amendment.

IN A MOTION BY L. Zbinden and seconded by C. Barrett, it was voted to adopt the Commission petitioned amendment that would:

- 1. Add language that specifies that principal buildings shall be used for agricultural/residential purposes within Section 3.**
- 2. Provides for pre-existing buildings to be used for a non-residential/agricultural use by Special Permit only in Residential-Agricultural Zones.**
- 3. Defines accessory structure and accessory use in Section 2.**

The motion carried unanimously with an effective date of November 5, 2024.

B. POCD updates/status.

J. Mullen updated the Commission on her POCD progress. The structure of community meetings was discussed along with several vendor options for the facilitation of these forums. J. Mullen will reach out to the vendors for cost estimates. J. Carroll also requested a cost estimate for all other POCD work not to include the vendor facilitated forums. J. Mullen will share her working document and update the Commission as to which groups are being met with. Next month's focus will be on the Open Space Plan.

4. NEW BUSINESS: None.

5. ZEO REPORT: S. Musselman gave a brief overview of the ZEO Report dated October 22, 2024.

IN A MOTION BY L. Zbinden and seconded by S. Garceau, it was voted to adopt the ZEO Report dated Oct 22, 2024 . The motion carried unanimously.

6. CORRESPONDENCE: None.

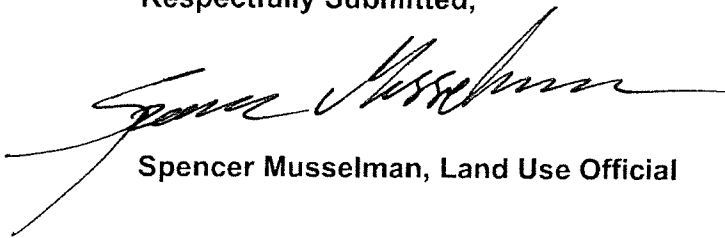
7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION: None.

8. PUBLIC COMMENT (limited to 2 minutes per person only regarding matters pertaining to Planning and Zoning Commission): None.

9. ADJOURNMENT:

IN A MOTION BY L. Zbinden and seconded by S. Garceau, it was voted to adjourn the meeting at 8:57pm

Respectfully Submitted,



Spencer Musselman, Land Use Official

Received Oct 29, 2024 10:15 AM
Attest 
ASST, Goshen Town Clerk