

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
JUNE 25, 2024 – 7:30PM
HELD AT GOSHEN TOWN HALL**

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

EXCUSED:

OTHERS: Janell Mullen Town Planner, Spencer Musselman Land Use Official, Brian McCormick, Wendy Costa, Renee Kujawski, Mr. & Mrs. Speziale.

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:30pm by Jon Carroll and no alternates were seated.

2. **ATTENDANCE:** Taken by Cindy Barrett, Secretary.

3. **PUBLIC HEARING:**

A. **Attorney Charles R. Ebersol, Jr., proposed amendment to Article 3, Section 3.3.2 of the Zoning Regulations, add new Section 3.3.2.10, artist studio.** Mr. Carroll reviewed the rules of a Public Hearing. Mr. McCormick spoke for the application and read the proposed amendment; the referral from NHCOC was read into record by Ms. Barrett; Ms. Zbinden, is there any type of trial basis for the amendment. Mr. Musselman, since this is not for a particular property no, its an amendment to a regulation; Ms. Mullen reviewed special permit verses amending a regulation; Ms. Zbinden, since setting precedence can there be a limit to no new building. Ms. Mullen, that can be revisited and does not apply to this application. Floor was opened to Public Comments: Renee Kujawski, 6 Bently Circle: was discouraged by some of the comments made at previous Public Hearing; art is protected by 1st amendment; we have many artists in town. Wendy Costa, 26 Meadow Crest South: echoed what the first speaker said; concerned about 1st amendment rights and art being protected. Ms. Zbinden, questions had been asked about chemical disposal. Ms. Mullen, that can be asked and covered when a special permit is done. Two letters of correspondence were received: Dawn Wicks-Wilkes 123 Brynmoor Ct and Chris Kowalski, 757 North St. (Kowalski letter read into record since Mr. Lucas did not have a copy).

IN A MOTION BY Ms. Barrett and seconded by Ms. Zbinden, it was voted to Close the Public Hearing for Attorney Charles R. Ebersol, Jr., proposed amendment to Article 3, Section 3.3.2 of the Zoning Regulations, add new Section 3.3.2.10, artist studio at 7:51pm. Motion carried.

4. **READING OF THE MINUTES:** The Commission reviewed the minutes from May 28, 2024.

IN A MOTION BY Ms. Garceau and seconded by Ms. Barrett, it was voted to approve May 28, 2024 minutes. Motion carried.

5. **OLD BUSINESS:**

A. **Attorney Charles R. Ebersol, Jr., proposed amendment to Article 3, Section 3.3.2 of the Zoning Regulations, add new Section 3.3.2.10, artist studio: Ms.**

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Mullen did a review of the POCD and how it applied to be in favor of this amendment (referenced page 21 and 23 of POCD). A discussion was also had on amending regulations procedures as was applications for Special Permit.

IN A MOTION BY Mr. Barrett and seconded by Mr. Lucas, it was voted to amend Article 3, Section 3.3.2 Special Permit uses, to add the following new subsection: 3.3.2.10 Artist Studio for Personal and/or Business Use. As used herein, Artist's Studio is defined as work space for an artist or artisan practicing one of the fine arts or skilled in an applied art or craft. Motion carried, Mr. Carroll recused himself.

- B. **2026 POCD:** Ms. Mullen did a review of the memo she provided the Commissioners with regarding rollout of updating POCD and a discussion was had on how to proceed and Mr. Musselman will send out an email to set up a date for a special meeting to discuss.

6. **NEW BUSINESS:**

- A. **Nicholas Speziale, 38 Pond Ridge Drive - Home based business, storage of business/personal equipment in building/barn:** Mr. Speziale gave a brief description of his business, the property and home; provided pictures and other items; indicated that no chemical/materials/fuel will be stored; a scaled map was requested for the next meeting.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Barrett, it was voted to accept the application for Nicholas Speziale, 38 Pond Ridge Drive - Home based business, storage of business/personal equipment in building/barn and set a date for Public Hearing for July 23, 2024. Motion carried.

7. **ZEO REPORT:** Mr. Musselman gave a brief summary of the ZEO report.

IN A MOTION BY Ms. Garceau and seconded by Ms. Barrett, to approve the ZEO report for June 20, 2024. Motion carried.

8. **CORRESPONDENCE:** Was reviewed during Public Hearing.

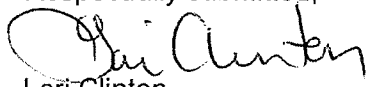
9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** None

10. **PUBLIC COMMENT:** None

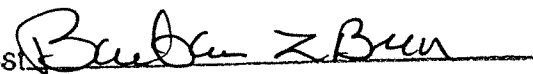
11. **ADJOURNMENT:**

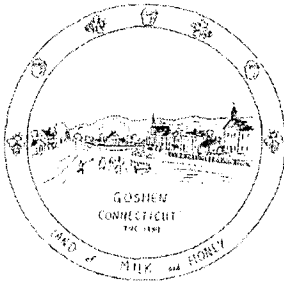
IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to adjourn the meeting at 8:44pm. Motion carried.

Respectfully submitted,


Lori Clinton
Commission Clerk

Received June 27, 2024 @ 11:48 AM

Attest: 
Goshen Town Clerk



TOWN OF GOSHEN

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Spencer A. Musselman,
Land Use Official

To: Planning & Zoning Commission
From: Spencer Musselman
Subject: Activity Report
Date: June 20, 2024

Attorney Charles R. Ebersol Jr., Proposed Amendment to Section 3.3.2 of the Zoning Regulations, add new Section 3.3.2.10, Artist Studio: *From Marty's April Report:* I met with Sculptor, Sabin Howard and his Real Estate Agent, Andrew Murphy, regarding property at 777 North Street. Mr. Howard would like to use the two agricultural barns as artist studios for his sculpturing artwork. He lives in Kent and doesn't want to construct a dwelling on the property so he couldn't apply for a home-based business. An Artist Studio is not a principal use allowed in the RA-5 Zone where the property is located. I suggested that he could submit an amendment to the Zoning Regulations to allow such a use by Special Permit. Mr. Howard hired Attorney Ebersol, who I met with. Attorney Ebersol has submitted an amendment to the Zoning Regulations that would add a new category and definition, Artist Studio, to Section 3.3.2. I recommend that the Commission accept the proposed Regulation Amendment and set a public hearing for their 6/25/24 meeting. I believe the proposed Regulation Revision can be found to be consistent with the Economic Development Section of the 2016 Goshen POCD.

Since the last meeting on 5/28/24 the application has received a favorable report from the NHCOC and was placed in the file. I recommend the Commission close the hearing tonight, as 6/27/24 is the 65 day deadline to close the hearing.

Nicholas Speziale, 38 Pond Ridge Drive, Special Permit for a Home based business (storage of business/personal equipment in barn): Met with the applicant at the site on 6/15/24. The dwelling and accessory structure have not yet been constructed. The lot is 10 acres and deep, allowing the proposed barn to be screened well from the adjacent properties and from the shared driveway. The applicant will bring a sketch of where the barn is to be located and pictures of the property for the Commission to review. A public hearing will need to be set for the 7/23/24 meeting.

Zoning Permits:

Issued ZP # 24-16 to Tony Bregonzio, 456 Beach Street, for the installation of a 20' x 35' in-ground pool.

Issued ZP# 24-17 to Jason Masi, 90 Allyn Road, for the installation of a 24' round above ground pool and the construction of an 8' x 13' deck.

Issued ZP# 24-18 to Waylon Lu, 205 East Hyerdale Drive, for the construction of a new dwelling.

Office Report:

The Land Use Office will be moving upstairs very soon. Office hours will remain the same. Still sorting through some IT issues.

Any Commissioner who requests packets of the meeting materials will have printed copies in the office to pick up on Thursday or Friday.