

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
MAY 28, 2024 – 7:30PM
HELD AT GOSHEN TOWN HALL**

PRESENT: Lu-Ann Zbinden, Patrick Lucas, 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, George Kral, Wendy Costa, Andy Savage, Lisa Tillmann, Scott Tillmann, Jessica Stromback, Paul Collins.

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.

IN A MOTION BY Mr. Lucas and seconded by Ms. Zbinden, it was voted to add item 5E Justin Watley, J.W. Tractor, Construct addition and new building, permit extension to 6/15/2031. Motion carried.

3. PUBLIC HEARING: It was noted that 190 Sharon Turnpike application was withdrawn.

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. McCormick spoke for the application and discussed that they are proposing artists be allowed to have art studios in residential/agricultural areas for business/personal and that is defined as work space for artist/artisan practicing the fine arts skill in applied art or craft. Mr. Carroll: Any Commissioners have questions. Ms. Barrett: needing clarification on and/business use. Mr. McCormick: some artists are in the business of creating, then selling or installing and may have clients come to view, but it is not a retail business. Mr. Carroll opened the floor to the public. George Kral, 25 Shearshop Rd: Is this going to be in a home? Mr. McCormick: No. Wendy Costa, 26 Meadow Crest South: Is in favor, and was wondering how hazardous material would be dealt with on site. Andy Savage, Pond Ridge Drive: Spoke on the different changes to zoning made for property related to this change, and if anyone with 5 or 10 acres can be zoned for artist studio. Ms. Mullen reminded everyone that this would fall under a special permit and each one would be reviewed by Commission and public hearings held. There was further discussion on this. Lisa Tillmann: Spoke on noise restrictions and projects in other towns. List of items in regulations was discussed as were parameters for the wording of the regulations. Scott Tillmann, 843 North Street: concerned on tightening up the wording in regards to size and taste fullness of the art. Jessica Stromback, 37 Ashley Drive: Appreciates the process and it being taken seriously as well as the 2 tier process that is being done. Ms. Muellen reviewed the definition of artist studio and discussion was had.

IN A MOTION BY Mr. Lucas to close Public Hearing at 7:52pm, was then rescinded.

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IN A MOTION BY Ms. Garceau and seconded by Ms. Barrett, it was voted to continue 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 until 6/25/24 and a referral is provided by the Northwest Hills Council of Government. Motion carried.

4. **READING OF THE MINUTES:** It was rejected to read the March minutes amendments out loud, copies distributed. All February, March and April amendments are attached.
IN A MOTION BY Mr. Lucas and seconded by Ms. Zbinden, it was voted to approve March 26, 2024 minutes as amended in attachments. Motion carried.

IN A MOTION BY Ms. Zbinden and seconded by Mr. Lucas, it was voted to add a marked up copy of amended February 27, 2024 minutes to the May 28, 2024 minutes. Motion carried.

IN A MOTION BY Ms. Garceau and seconded by Ms. Barrett, it was voted to approve April 23, 2024 minutes as amended in attachments. 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:** Public Hearing continued until June 25, 2024 meeting.
- B. **190 Sharon Turnpike, Site Plan Application:** Withdrawal letter from Garret Harlow dated May 13, 2024 was read into record.
- C. **Review of 2016 POCD:** Decision was had on how the process of review started and that a special meeting should be held to discuss questions, ideas and methodology; other boards, committees and residents should be asked for input, public workshop; Mr. Carroll asked that a email be put together by Ms. Muellen letting the Commissioners know exactly what her suggestions are for moving forward; past process was discussed.
- D. **Discuss/Review agenda distribution and attachment procedures:** Tuesday Mr. Musselman will email items for agenda, agenda will be generally done on Thursday and if a Commissioner requests a hard copy it will be done Thursday before he leaves; Minutes will not be transcribed; office hours same as Mr. Connors; all attachments to be included online; pdf from applicant will be used if received.
- E. **Justin Watley, J.W. Tractor, Construct addition and new building permit extension to 6/15/2031:** No changes to the application made so permit just needs to be extended.

IN A MOTION BY Mr. Lucas and seconded by Ms. Zbinden, it was voted to approve the extension of Justin Watley, J.W, Tractor, Construct addition and new building permit to 6/15/2031. Ms. Garceau abstained. Motion carried.

6. **NEW BUSINESS:**

- A. **Gary Stango Jr., 54 Bare Hill Road, New Building and accessory apartment:** TAHD approval received, no activity within regulated area, not impacting the wetlands, off existing driveway, no new utilities, will be another pole barn, will

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be the same material as the other barn; there were no questions from the Commissioners.

IN A MOTION BY Mr. Lucas and seconded by Ms. Zbinden, it was voted to approve application for Gary Stango Jr., 54 Bare Hill Road, New Building and accessory apartment. Motion carried.

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

IN A MOTION BY Ms. Barrett and seconded by Ms. Garceau, to approve the ZEO report for May 28, 2024. Motion carried.

8. CORRESPONDENCE: Notice of intervention procedures were discussed and the other correspondence was mentioned.

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

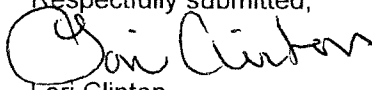
10. PUBLIC COMMENT:

- A. George Kral, 25 Shearshop Rd: discussed the POCD and made a point that P&Z is the driving force and keeping separate from regular business is important as is including the Board of Selectmen.
- B. Paul Collins, 12 Dresden Ct East: discussed the POCD and preparation of forming committees to help with development/update of the plan, read from the regulation section 8-23 part C.

11. ADJOURNMENT:

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to adjourn the meeting at 9:07pm. Motion carried.

Respectfully submitted,



Lori Clinton
Commission Clerk

Received June 4, 2024 9:47AM

Attest OK 
Cisst, Goshen Town Clerk