

**Goshen Town Hall
Affordable Housing Committee
Meeting Minutes
May 8th 2025**

Attendance: Lynette Miller, Russ Hurley, Mike Esposito, Jeff Damiano, Adam Andrusia,
Excused; Peter Kujawski

1. Meeting called to order at 6:01 pm by Chairperson Lynette Miller
2. accept the minutes of the April meeting. Motion passed; motion passed
3. A motion was made by Russ Hurley seconded by Mike Esposito to seat Adam

Correspondence

4. From Spencer Musselman Requesting input from committee for POCD by June 16th (see attached)
5. Lynette suggested a special meeting; Mike will not be available from May 21st -June 8th
6. Motion made by Jeff Damiano to hold a Special meeting May 20th @6:30 seconded by Mike Esposito; Motion passed
7. From Peter Kujawski with regards to definitive of substantial public interest "safety" that a municipality might consider relevant to 8-30g 9 (see attached).

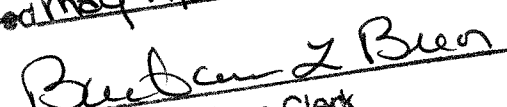
Old Business

8. Discussion on 8-30g information for submission to BOS for the website. Committee agrees to make revisions prior to the next meeting
9. Discussion on funding for resident survey, and committee agrees to begin drafting a few questions to be included in a survey by P&Z
10. Discussion on the Board of Finance wanting to use Title 67 funds, and submitting a public comment
11. A motion to Adjourn was made by Russ Hurley seconded by Mike Esposito. Motion passed.
Meeting Adjourned 6:46 pm

Affordable Housing Committee
Vice Chair, Secretary



Jeff Damiano

Received May 14, 2025 @ 12:28 PM
Attest 
Goshen Town Clerk

Fwd: Housing

Peter Kujawski <ptkujawski@gmail.com>
To: Lynette Miller <lynettemiller622@gmail.com>

Wed, May 7 at 2:19 PM

Hi, Lynette:

Per our March meeting, I have been trying to determine whether there might be a definitive list of specific substantial public interest "safety" issues that a municipality might consider relevant to 8-30g. Unfortunately, I have been unable to get a definitive list of safety concerns which might justify a denial of an 8-30g application.

Notwithstanding the above, based on my research, the below may offer some guidance.

- Traffic safety issues, such as a dangerous intersection that poses a risk to pedestrians or other vehicles. Note: it appears that traffic volume alone is probably not a sufficient safety concern
- Fire safety concerns (i.e., development doesn't meet building code requirements).
- Building code violations, that effect residents or possibly neighbor safety.
- Environmental issues, such as the presence of hazardous waste or pollution.

What keeps coming up (as you probably already know) is that any safety concern must be "quantifiable" and "demonstrable." Also, if a safety concern can be addressed through "reasonable changes" to the development the municipality cannot use that safety concern as a basis for denial.

Finally, it is important to note that the term "safety" appears only insofar as it applies to a "substantial interest in matters...that a P&Z commission may consider." For example, in 51 Main Street, LLC vs New Caanan, HHD-LND-CV23-6168629, the court found that preservation of the town's historic district was a substantial public interest properly within the review of the town's P&Z. Thus, safety is only one public interest concern that may be cited when considering an 8-30g application.

Hope this helps the Committee.

PK

2026 Plan of Conservation and Development

Spencer Musselman <Landuse@goshenct.gov>

Thu, May 8 at 8:05 AM

To: Goshen Business Circle <info@goshenbusinesscircle.com>, <amybreakell63@gmail.com>, Director Erin Reilly <Parkandrec@goshenct.gov>, Iain Kinsella <iain.kinsella@yale.edu>, <kuqjvn27@gmail.com>, hchlibboarddir@gmail.com <hchlibboarddir@gmail.com>, Garret Harlow <publicworks@goshenct.gov>, <GoshenFireColnc@goshenctfire.com>, goshenctagriculture@gmail.com <goshenctagriculture@gmail.com>, Lynette Miller <lynettemiller622@gmail.com>, Jonathan Carroll <joncarrollforpandz@gmail.com>, Lorraine Lucas <lorrainelucas@optonline.net>, Dan Kobylenski <dankobylenski@yahoo.com>, Todd Carusillo <1stselectman@goshenct.gov>
Cc: Janell Mullen <jmullenconsulting@gmail.com>

Good Morning,

The Planning and Zoning Commission is actively working on updating Goshen's 2026 Plan of Conservation and Development (POCD). We are requesting input from all Town boards and commissions to ensure the updated POCD reflects our community's evolving needs and priorities.

Specifically, we are seeking your feedback on:

- - The continued relevance of the various aspects of the 2016 POCD (e.g., economic development, conservation and housing).
- - Suggested modifications or additions to address Goshen's growth over the next decade.

Our Town Planner, Janell Mullen, met with many of your boards last fall to discuss this and we appreciate your time and effort up to this point. Please include a discussion of the POCD on your upcoming agendas and submit your responses to the Planning and Zoning Commission by June 19th. This deadline will allow us to incorporate your comments into our upcoming POCD public forum. For your reference, the 2016 POCD is available on the Planning and Zoning page of the Town website.

Thank you for your continued dedication to making Goshen a special place. We look forward to receiving your comments.

Respectfully,
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