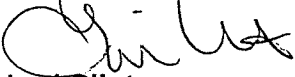


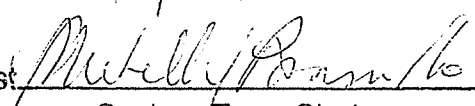
**TOWN OF GOSHEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
TUESDAY MAY 26, 2026 – 7:30PM
THIS MEETING WILL BE HELD AT TOWN HALL AND VIA ZOOM VIRTUAL MEETING**

**ZOOM LINK: <https://us02web.zoom.us/j/82377737950>
Meeting ID 823 7773 7950
Or
Dial in 1-929-205-6099**

- 1. CALL TO ORDER**
- 2. ATTENDANCE**
- 3. APPROVAL OF THE MINUTES:** Minutes from April 25, April 28, May 4, and May 9, 2026.
- 4. PUBLIC HEARING:** None.
- 5. OLD BUSINESS:**
 - A. Jared Denis, West Goshen Properties, 660 and 664 Sharon Turnpike -**
Rezone both properties to the Center Business Zone (CB).
 - B. POCD updates/status.**
 - C. Ikes Auto Body Inc., 225 North Street - Status.**
 - D. Forsaken Lands, 54 Bare Hill Road - Status.**
- 6. NEW BUSINESS:**
- 7. ZEO REPORT**
- 8. CORRESPONDENCE:** None.
- 9. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**
- 10. PUBLIC COMMENT** *(limited to 2 minutes per person only regarding matters pertaining to Planning and Zoning Commission):*
- 11. ADJOURNMENT:**

Respectfully Submitted,


Lori Clinton
Commission Clerk

Received May 21, 2026 10:09a M
Attest 
Goshen Town Clerk
ArST

*When emailing official correspondence, please send to landuse@goshenct.gov with
"Official Business" in the subject line.*

PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
APRIL 25, 2026 – 10AM
HELD AT GOSHEN TOWN HALL
Hybrid Meeting

PRESENT: Jon Carroll, Lu-Ann Zbinden, Shilo Garceau, Patrick Lucas, Jared Denis, and Chris Hurlburt (A). (Z=Zoom A=Alternate)

EXCUSED: Dustin Mosley (A), and Jerrold Abrahams (A).

OTHERS: Spencer Musselman, Town Planner, and Lori Clinton.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES: The meeting was called to order at 10:03am by Mr. Carroll.

2. ATTENDANCE: Taken by Ms. Garceau.

3. POCD: Updates/status:

HOUSING BOARD

Background: No changes

Issues:

Current Affordable Housing Status: Include the 2025 CT Department of Housing Affordable Housing Appeals List reports; Mr. Musselman to verify counting of CHFA.

Housing Diversification: Registration portal discussed and perhaps the wording should be adjusted in this section and Mr. Musselman given permission to adjust; senior housing paragraph discussed and would like to reference where that survey came from as well as including that question in the upcoming survey.

The 10% Threshold: Arithmetic and Environmental Constraints: Last sentence fix safety of health to health and safety and verify which court; Mr. Musselman to come up with better wording for the second paragraph and bring it back to the Housing Commission since it seems to be missing a step.

HB-8002 and the Regional Housing Growth Plan: Move this section between Housing Diversification Goals and The 10% Threshold: Arithmetic and Environment Constraints; Mr. Musselman to fix verbiage that 20% is the max recommendation amount. Other items listed were verified.

Affordable Housing Mechanics Under 8-30g: add "of the (AMI)" after "family earning 80% (or less)"; Mr. Musselman will combine the appeals process section on page 2 and 3; Mr. Carroll to ask Housing Commission the intent of the last section since they all understand it differently, then Mr. Musselman can clean up the paragraph.

Housing Demand & Recent Construction: Would like the years and number of new homes turned into a graph and Mr. Musselman will have Ms. Wright verify the numbers in permit link and Mr. Carroll to check with Mr. Zibell; need a bridge sentence at the end of the first sentence.

Planning and Zoning

April 25, 2026

Page 2 of 2

Current Housing Programs and Inventory: Second to the last sentence incorrect and Mr. Musselman will get the correct information and provide documentation, should be above average and Mr. Carroll to find out where they got the information referenced; Mr. Lucas would like the numbers checked in the population and demographics graph; Mr. Musselman would like to add the number of houses owned and number rented; the ACS mini census can be used for the graph, change to 6 columns and use data from 2015-2025 and keep "changes" column.

Recommendations: Move "Recommendations" to next page and change bullet points to table; wealth gap, home ownership, new home owner vouchers, historic overlay districts (some type of signage done) were discussed.

Mr. Musselman is going to try and get changes done by Sunday evening.

ENVIRONMENTAL & RESILIENCE

Commissioners to review for the next meeting.

HOUSATONIC VALLEY ASSOCIATION: map quote was discussed.

IN A MOTION BY Ms. Garceau and seconded by Mr. Lucas, to accept the NRI proposal from Housatonic Valley Association for \$1,250 with adding digital copies to the proposal. Motion carried.

FLYER: Flyer to be ½ sheet front and back, link to survey, mention copies available at Town Hall, approve at the Tuesday meeting then mailed on Wednesday. QR code discussed. Mr. Musselman to let the Chairman know as soon as completed.

SURVEY: Short discussion had on survey, but to be reviewed and approved on Tuesday. Multiple choice preferred and comments put at the end.

Ms. Zbinden asked about the low impact impervious pavement and if included in the housing section.

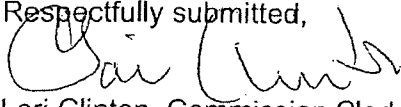
Mr. Carroll to follow up on the historic section. Ms. Zbinden and Ms. Clinton to check if they have the sustainability from Ms. Barrett.

Special Meeting set for May 4th, 2026 at 6pm.

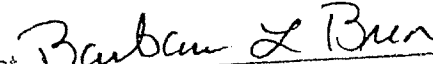
4. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 11:43am. Motion carried.

Respectfully submitted,


Lori Clinton, Commission Clerk

Received April 28, 2026 @ 1:29 P.M.

Attest 
Barbara L. Brun
Town Clerk

PLANNING & ZONING COMMISSION
MEETING MINUTES
APRIL 28, 2026 – 7:30PM
HELD AT GOSHEN TOWN HALL
Hybrid Meeting

PRESENT: Jon Carroll, Lu-Ann Zbinden, Shilo Garceau, Jared Denis, Patrick Lucas (Z), Dustin Mosley (A), Chris Hurlburt (A) and Jerrold Abrahams (A,Z) (Z=Zoom A=Alternate).

EXCUSED:

OTHERS: Spencer Musselman, Land Use Official, Marissa Wright, ZEO and Lori Clinton.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES: The meeting was called to order at 7:30pm, by Mr. Carroll.

2. ATTENDANCE: Taken by Ms. Garceau.

3. APPROVAL OF THE MINUTES: March 31, 2026 special meeting minutes, correction by Ms. Zbinden (page 2 middle paragraph met to meeting). April 11, 2026 special meeting minutes approved as written.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to approve the special meeting minutes from March 31, 2026 with change. Motion carried.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to approve the special meeting minutes from April 11, 2026 as written. Motion carried.

4. PUBLIC HEARING: Mr. Denis recused himself at 7:33pm and Mr. Hurlburt was seated.

A. Jared Denis, West Goshen Properties, 660 and 664 Sharon Turnpike - Rezone both properties to center business zone: Public Hearing was reopened and original Public Notice was read by Ms. Garceau. Mr. Carroll asked if anyone would like to speak:

Ms. Josephine Radocchio, 512 Sharon Turnpike: Didn't feel that the minutes had enough information to make an educated decision and wondered if there would be another presentation. Wanted to know the potential impact of transition of these buildings on the community, the small home based businesses and business circle. She is looking for more details, transparency. If we don't have transparency you will have a negative vote. The only thing agreed with was updating the septic.

Janet Hooper, 217 Sharon Turnpike: These lots are preexisting lots, grandfathered in and would like to know why they feel it is necessary to alter to the center business zone. Why can't they work within the parking lot or structure that already exists? This can open a door to anyone, anywhere to say we are not part of the central business zone.

Johanna Kimball, 522 Sharon Turnpike: This is in a settled residential area and is in no proximity to Town Center (Town Hall, Churches, School, Library, Banks, Theater, Post Office) and is an isolated piece of property. Please postpone until the approval of 2026 POCD.

Roger Kimball, 522 Sharon Turnpike: Others have already mentioned worthwhile considerations. He mentioned for context purposes that property 638 Sharon Turnpike is

also owned by the applicant and wraps around the back of the other 2 properties. Would like to know if there is any long term plan to connect the 3 properties. He thought that context would be good to have and on record.

Jared Denis, 61 Bartholomew Hill Road: They are a preexisting commercial which is different from the homebased businesses in town and it should not open the door to them doing this. For the why, Spencer would be better to explain, but in order to get the approval for the septic (and both properties are preexisting commercial) the zoning has to be changed. Mr. Musselman: Believes with 2 separate parcels there is a state health code involved and without some extra legal protections like easements on the parcel. They are proposing to raise the home and install a parking lot. You can't have a parking lot for non conforming use on a different property and they are trying to bring it up to compliance with zoning regulations. Submitting the application will help run the business effectively with employees parking in that area, complying with zoning regulations and installing the septic system. Mr. Musselman reviewed again. Ms. Kimball: What about change of use? Mr. Carroll: Have to change the zone in order to keep use. Mr. Musselman: Every property that comes for a zone change has its own unique situation. He reminded everyone that they need to approach the podium to speak. Mr. Denis: 638 is a residential property and you need a very specific reason to go through this process. His is for septic at 660. To do residential to commercial he does not see that happening in Goshen. Mr. Kimball: Thank you for explaining 638 and I am curious if it is possible to satisfy the parking and septic on 664 or is the raising of the house on 660 the only way? Mr. Denis: At the moment regarding the septic, myself, engineer and Torrington Area Health have all agreed to try and do it this way. From an environmental stand point this is the best place for the septic. If the parcels are not combined some type of septic repair has to be done. They would like to see it done this way. The house is not worth salvaging. In his opinion, he would like to see it demolished and a parking lot in the same footprint. Mr. Kimball: Is this to satisfy the existing requirements or expansion of business. Mr. Denis: Existing. There will be 6 or 7 parking spots where the house is. That will not be 6 new employees today but he is not saying it won't expand. Mr. Carroll: The site plan is here to review the foot print of the house and the driveway. Those are the only areas that will be impacted, no further impervious area will. That is something they looked at when reviewing the plan. Mr. Musselman: This is a zoning change application and if approved he still has to come back with a site plan for the raising of the structure and the parking lot. So this is not the end of the application. Ms. Wright: Does not feel she has enough information to provide guidance since she is new. There is something in the State of CT that allows for temporary zone changes which would not require a permanent map change so something like this can be done. This may be something we look at in the future. Not sure this will work for this one. Ms. Zbinden: The location of the new septic with respect to the home? Does it have to be raised? Mr. Denis: It goes in place of the old septic of the house which will go to the steel building.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to close the Public Hearing at 7:56pm. Motion carried.

Ms. Zbinden: Can you repair the septic and not raise the house? Mr. Carroll: Believes that the house is not salvageable but the septic isn't going exactly where the house sits. Ms. Zbinden: So the septic can be repaired? Mr. Carroll: That isn't what we are here to discuss. Mr. Musselman: This is just a zone change and how it fits. The intent doesn't

matter. Ms. Garceau: The septic has to be on the same parcel it is servicing. The rules of that septic placement was discussed, but does not apply to the zone change. Mr. Lucas: If we do zone change and this structure changes hands and it does become the center business zone and becomes 3.5.2.7 equipment repair then someone wants to do 3.5.2.1 retail store will that be another special permit? Mr. Musselman: Whatever the use says under center business determines site plan or special permit process that the Commission would have to approve first.

Mr. Carroll: No action needs to be taken, there is no motion to take a vote at this time we will follow up at our next regular meeting.

IN A MOTION BY Ms. Zbinden and seconded by Mr. Hurlbert, to table until the May meeting. Motion carried.

5. OLD BUSINESS: POCD Update.

A. POCD: Flyer was discussed as was the budget for printing and mailing.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to approve up to \$1,200 for printing and mailing of flyer. Motion carried.

Mr. Hurlbert was unseated and Mr. Denis returned to his seated position as a regular member at 8:03pm.

Housing: Mr. Musselman explained the 4-year moratorium, the timeline notification requirements to the Northwest Hills Council of Governments (NHCOG) for the Affordable Housing Plan, updated some of the language to be accurate with the Housing Bill that passed last year, changed senior housing to affordable senior housing and that he had made language revisions to the last section of Affordable Housing Mechanics Under 8-30g.

Ms Garceau requested a different position of the references on the graphs. Mr. Carroll asked the Commissioner to review and research if the numbers are accurate and if they would like to show the 10 or 14 year numbers. Under recommendations it was asked to include a section on encouraging the use of existing structures rather than building new.

Natural Resources: Will be reviewed on Monday and Mr. Musselman will do the sustainability draft and Mr. Carroll will follow up with the Historical Society.

Survey: Terms of survey discussed: 1 survey per person, if Section 1 not completed will not be counted, will not be active until May 9th. Date for survey to completed to be added; Section 1 approved; Section 2 approved; Section 3 add the percentage of Goshen that is protected to question; Section 4 approved; Section 5 make a housing diversity section and move other areas to section 6; Section 6 to be replaced with last 3 questions in section 5 and formatted like other sections; Section 7 approved; Section 8 remove "Region 5" from 4th item and "and facilities" from 5th item; Section 9 Mr. Carroll asked this wording be changed to focus on prioritizing good drainage practices and change the selections wording; Section 10 asked to remove (community pool, expand

trails) and put different language; Section 11 approved; Section 12 approved.

Mr. Musselman will have changes out on Thursday.

Mr. Carroll did a quick recap: housing section and survey to be updated and emailed on Thursday to Commissioners; Commissioners to review new housing section and survey by Monday meeting; flyer out to all homes and post on social media and other places; survey information will be on flyer; physical copy of survey available at Town Hall, on website and social media. All should be done by Monday's meeting.

- B. Ikes Auto Body, Inc., 225 North Goshen Road, updated and site walk review from January 20, 2026:** 1st Selectman Breakell spoke on updates: Water from 10 homes near 225 North Goshen Road was tested and came back negative and we now have a baseline; Zoom call was done with DEEP and they felt it was no longer their problem but a Goshen Land Use issue; he has a 10-15 page report from DEEP that will be submitted to Land Use office along with an email on the lack of response by DEEP he sent to all our Town State Reps. Two responses received that they will followup; Mr. Carroll asked for a new cease and desist since there was no response from the property owner to Planning & Zoning (P&Z). Mr. Musselman explained they have a certain amount of time to respond and that has passed but the cease and desist still stands. It was clarified that they cannot do anything without coming to P&Z and Inland Wetlands (IWC) first. Ms. Wright said there has been no communication from them and has no other updates. Mr. Musselman reminded everyone that the show cause continued hearing with IWC will be next month. Mr. Carroll did want the ZEO to follow up that no other action needs to be done by P&Z.

6. NEW BUSINESS:

- A. Forsaken Lands, 54 Bare Hill Road, Status:** Ms. Wright read the Zoning Violation letter into record. Mr. Carroll asked if she had any other information, which she said no, just an email received on April 25, 2026 that the owners of Forsaken Lands have started to remove the haunted items and are relocating.

7. ZEO REPORT: Ms. Wright did a review of her ZEO report for April 28, 2026.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to approve the ZEO report for April 28, 2026. Motion carried.

8. CORRESPONDENCE: None.

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

- 10. PUBLIC COMMENT:** George Kral, 25 Shearshop Road: Thanked the Commission for their hard work and doing a good job. Alex Fortuna, 54 Bare Hill Road: He is the owner of Forsaken Lands and they will no longer be holding the event at 54 Bare Hill Road and moving out of Goshen as soon as possible. We hear you and understand you but do not have a final date for having everything removed. Any concerns to let him know.

Planning and Zoning
April 28, 2026
Page 5 of 5

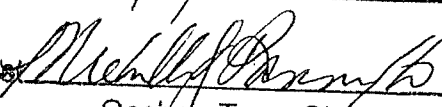
11. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 9:21pm. Motion carried.

Respectfully submitted,



Lori Clinton Commission Clerk

Received 04/30/2026 1:32 pm
Attest 
Goshen Town Clerk
EST

PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
MAY 4, 2026 – 10AM
HELD AT GOSHEN TOWN HALL
Hybrid Meeting

PRESENT: Jon Carroll, Lu-Ann Zbinden, Shilo Garceau, Patrick Lucas (Z), Jared Denis, Dustin Mosley (A), Jerrold Abrahams (A,Z) and Chris Hurlburt (A). (Z=Zoom A=Alternate)

EXCUSED:

OTHERS: Spencer Musselman, Town Planner, Seth Breakell, 1st Selectman and Lori Clinton.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES: The meeting was called to order at 6:01pm by Ms. Zbinden.

2. ATTENDANCE: Taken by Ms. Garceau.

Dustin Mosley seated by Ms. Zbinden at 6:02pm

3. POCD: Updates/status:

SURVEY

Section 1: If they do not have an email then they can get a copy at Town Hall or download a PDF copy from Town website. Section 2: Approved. Section 3: Add in a selection for title 67, and add "Open" after 2025. Section 4: Implement mitigation wording into the question.

Jon Carroll seated to replace Dustin Mosley at 6:21pm.

Section 5: Approved. Section 6: Take "Town Funded" out of the last selection. Section 7: Mr. Musselman to research selection 3 and remove it from the survey. Section 8: Approved. Section 9: Approved. Section 10: Approved. Section 11: Approved. Section 12: Approved.

Instructions to be updated on the last page.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to take a recess at 6:37pm. Motion carried.

Returned from recess at 6:43pm.

IN A MOTION BY Ms. Garceau and seconded by Mr. Denis, to approve the survey of the final copy as attached. Motion carried.

Forum for Saturday: Zoom will not be used to record and Mr. Carroll and Mr. Breakell will work on finding a company to set up a sound and recording system. Ms. Garceau, Ms. Zbinden, Mr. Carroll, and Mr. Lucas will be at the entire meeting. Mr. Mosley, Mr. Hurlburt and Mr. Denis will be there for early setup and not sure how late they will be able to stay. Setup time will be 8:15am. Mr. Breakell will have the fiscal office print out QR code (2), and put them on larger boards for the 2 easels. Mr. Musselman will have the survey completed this evening and loaded into google. Discussion on uploading survey. Ms. Clinton to send information to selectmen's aid for printing and posting on website. Mr. Carroll reviewed the rules and procedures of the meeting which will allow each resident 3 minutes to talk.

Planning and Zoning
May 4, 2026
Page 2 of 2

4. ADJOURNMENT:

IN A MOTION BY Mr. Lucas and seconded by Ms. Garceau, to adjourn the meeting at 7:29pm. Motion carried.

Respectfully submitted,



Lori Clinton
Commission Clerk

Received May 6 2026 12:05 p.m.

Attest Michelle Ann He
Goshen Town Clerk
AS ST

**PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
PUBLIC FORUM
MAY 9TH, 2026 9:00AM
Held at Goshen Center School Gym**

PRESENT: Jon Carroll, Lu-Ann Zbinden, Shilo Garceau, Patrick Lucas, and Jared Denis.
(Z=Zoom A=Alternate)

EXCUSED: Dustin Mosley (A), Jerrold Abrahams (A,) and Chris Hurlburt (A).

OTHERS: Spencer Musselman, Town Planner, Seth Breakell, 1st Selectman and Lori Clinton.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES: The meeting was called to order at 9:07am by Mr. Carroll and he explained the format of the public forum.

IN A MOTION BY Mr. Lucas and seconded by Ms. Garceau, to call the public forum to order. Motion carried.

2. ATTENDANCE:

3. POCD PUBLIC FORUM:

Rod Zander, 127 North Street: Asked if there is a draft to look at and when the public hearing was going to be held. Mr. Carroll stated there is no draft and this is for your thoughts and what you would like to see. When the draft is complete there will be a public hearing. Also this forum is not a questions and answer forum but a time for the townspeople to speak about the Plan of Conservation and Development (POCD).

Janet Hooper, 217 Sharon Turnpike: Had the same questions. Nothing to go off of other than the 2016 copy. The biggest issue is lack of communication and how to communicate better. How do we better communicate?

Dawn Wilkes, 123 Brynmoor Court: Remembered the last one and the community was involved in group activities that were dynamic, well organized, included everyone that wanted to participate and well publicized and went into details of those sessions. Was disappointed that the only discussions had been with Town Commissions or committees and the POCD should be coming from us.

Cindy Barrett, 12 Dresden Court East: Was a member of Planning & Zoning (P&Z) from 2012-2025 and remembered the 2016 Planned Metrics event that was held and was well done. You can find that plan on the website as well as the current POCD. She is sure everyone is trying to do their best.

Mike Esposito, 70 Bentley Circle: Thanked the Commission and said they have a heck of a job ahead of them. Approximately 60% of Goshen is committed to State, Water Companies and other organizations which does not leave much more to develop and the soil is not conducive. Goshen is a granite bowl (water source) and the surrounding towns have to drive uphill to get here. Discussed that development will have to be secondary to conservation.

Dan Dilworth, 16 Park Road: Moved to town 3 years ago and loves it. One thing that makes him nervous is the spread of Hydrilla. It is thick, dense, spreads very easily and can be brought in from other lakes. He discussed the problem Twin Lakes was having and how Hydrilla can affect property values at all the lakes in town. The tax base of Goshen is supported by lake homes and the town should be more proactive on educating and finding out what can be done about Hydrilla.

Elizabeth Zander, 127 North Street: Echoes what previous speaker said except when it comes to vegetation. We are under assault by the birds and listed different plants that they are spreading. Need to educate people on having new roads and the birds spreading vegetation to the forest.

Bryan Beausoleil, 99 Old Middle Street: Thanked P&Z for having the forum and sending out the mailers. Has questions on the 8-30g affordable housing plan. Why did

**PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
PUBLIC FORUM
MAY 9TH, 2026 9:00AM
Held at Goshen Center School Gym**

the 10% requirement change from the original 20%? If we will have input in the NW Hills plan for all the towns and if Goshen has been approached by any developers to put in affordable housing?

Jen Ortiz, 71B Bartholomew Hill Road: Is hearing of battery farms and Amazon warehouses popping up and wanted to know if anything is in place so that if this does come up in town everyone is fully aware of it.

Stan Danielczuk, 738 Sharon Turnpike: Would like to know the effect of a zone change to the Wright property on Sharon Turnpike and the benefit. He mentioned the Mohawk Trailer Park that used to be next door to him and what effect that zone change could have. What will it mean to other people on the road if others come in wanting that zone change.

Rod Zander 127 and 131 North Street: Discussed how difficult it is to have a business in town, expanding the center business zone and perhaps creating a new commercial zone in the POCD.

Mike Esposito, 70 Bentley Circle: He is on the Affordable Housing Committee but stressed he is here as Mike Esposito and not representing the Affordable Housing Committee (stated several times). He supports affordable housing and wants Goshen to control it. He discussed that contractors can come in from out of state, approach P&Z and they have few tools to protect what the people of Goshen want. He discussed Goshen Housing Trust having a viable role as well as doing what the State is requiring or we could lose State funding. He discussed State funding versus outside companies' cost difference to the town.

Dawn Wilkes, 123 Brynmoor Court: Thanked Mike. It would behoove Goshen to work with the private 501c3, Goshen Housing Trust in Town that is responsible for the 18 affordable housing units in Town. Also any entity in Town that handles affordable housing should be mentioned in POCD. Talked about POCD focusing on conservation and development together and looking at a soil based zoning rather than 5 mile zoning.

People were encouraged several times throughout the meeting to talk and were given different topics to speak on.

IN A MOTION BY Mr. Lucas and seconded by Ms. Zbinden, to close the public forum. Motion carried.

4. ADJOURNMENT:

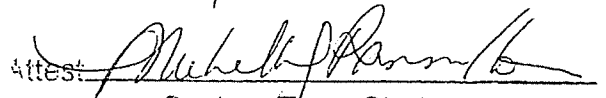
IN A MOTION BY Mr. Lucas and seconded by Ms. Garceau, to adjourn the meeting at 9:45am. Motion carried.

Respectfully submitted,



Lori Clinton
Commission Clerk

Received May 12, 2026 11:12am

Attest: 

Goshen Town Clerk

February 24, 2026

Planning & Zoning Commission

Town of Goshen

45 North Street

Goshen, CT 06756

RE: 660 & 664 Sharon Turnpike

To whom it may concern,

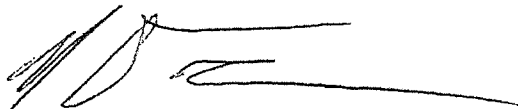
As we combine parcels 08-010-033-00 (664 Sharon Turnpike) and 08-010-034-00 (660 Sharon Turnpike), we would like to have the property zoning properly coded as Center Business. Currently the property is coded as preexisting nonconforming. The property has always been used commercially. It has been the business place of Fay & Wright Excavating Inc. since 2014. Prior to this tenant, it was the business place of American Backplane Inc. (i2Systems), and prior to that, of Breakell & Ives Excavating. The zoning of Center Business would ensure we are in accordance with the town regulations.

Per our application, the structure currently on 08-010-034-00 (660) will be demolished and removed, a parking area will be created on 08-010-034-00 (660), covering the same square footage as the preexisting building and parking does, and the septic system for the structure on 08-010-033-00 (664) will be removed and replaced to be compliant to today's environmental requirements. These property changes have been reviewed and approved by Torrington Area Health. Site plans are currently being finalized by Bill Colby.

I am happy to answer any questions or concerns of the Commission.

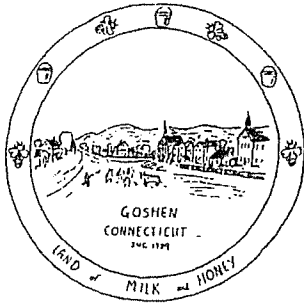
Thank you,

Jared Denis



Owner of Parcels 08-010-033-00 and 08-010-034-00

Jared Denis / West Goshen properties



TOWN OF GOSHEN

42 NORTH STREET- GOSHEN, CT 06756-0187
PHONE 860 491-2308 x 232 FAX 860 491-6028

Marissa L. Wright, Zoning and Inland Wetlands Enforcement Officer

ZONING VIOLATION NOTICE

Via Certified Mail and email

April 28, 2026

Gary A Stango, Jr.
54 Bare Hill Road
Goshen, CT 06756

Re: 54 Bare Hill Road, storage and use of commercial materials and commercial use regarding the Forsaken Lands Event in a residential zone (RA-5)

Dear Mr. Stango:

Your property, 54 Bare Hill Road, is zoned Residential-Agricultural (RA-5). Commercial and non-agricultural related storage and use for non permissible events has been occurring on your property by a 3rd party "Forsaken Lands" for approximately six months. The commercial entity is not the property owner or resident, thus the current use of the property for storage of commercial materials and the use of the property for commercial purposes and Forsaken Lands event is not a permissible use under Goshen's Home-Based Business regulations in zone RA-5. You have notified our office via email on 25 April 2026, that the 3rd party is in the process of removing the commercial materials from your property and that the commercial event will cease.

Please contact the Land-Use Office within ten (10) days of receiving this letter with a detailed action plan outlining how you plan to bring your property into compliance and the date at which the commercial items will be fully removed from your property and confirm that the event will not be taking place in the future.

Failure to do so will result in further enforcement action. The Town of Goshen requests that this issue be resolved immediately. If you have any questions, please contact me via email at landuse@goshenct.gov.

Sincerely,

Marissa L. Wright
Zoning & Wetlands Enforcement Officer Cc:



L Clinton <lclinton@goshenct.gov>

Fwd: Forsaken Lands at 54 Bare Hill Rd

3 messages

Marissa Wright <Landuse@goshenct.gov>

Tue, Apr 28, 2026 at 6:12 PM

To: Jonathan Carroll <joncarrollforpandz@gmail.com>, Seth Breakell <1stselectman@goshenct.gov>, L Clinton <LClinton@goshenct.gov>, Lorraine Lucas <lorrainelucas62@gmail.com>

Marissa L. Wright
Land Use Official
Town of Goshen
42A North Street
Goshen, CT 06756
860-491-2308 ext. 232
LandUse@goshenct.gov

----- Forwarded message -----

From: **Marissa Wright** <Landuse@goshenct.gov>

Date: Sat, Apr 25, 2026 at 9:01 AM

Subject: Re: Forsaken Lands at 54 Bare Hill Rd

To: Great Acres Farm <contact@greatacresfarm.com>

Thank you Gary,

I appreciate you letting me know.

Sincerely,

Marissa L. Wright
Land Use Official
Town of Goshen
42A North Street
Goshen, CT 06756
860-491-2308 ext. 232
LandUse@goshenct.gov

On Sat, Apr 25, 2026 at 3:05 AM Great Acres Farm <contact@greatacresfarm.com> wrote:

Good evening,

We wanted to update that the Forsaken Lands began to remove the haunt materials from the property starting in March. They have secured a new location and are continuing to disassemble, remove and relocate the haunt materials to their new site. Any further details should be directed to the Forsaken Lands themselves.

Thank you again,

Gary Stango
Great Acres Farm

Marissa Wright <Landuse@goshenct.gov>

Thu, Apr 30, 2026 at 9:09 PM

To: Seth Breakell <1stselectman@goshenct.gov>, Jonathan Carroll <joncarrollforpandz@gmail.com>, Lorraine Lucas <lorrainelucas62@gmail.com>, L Clinton <LClinton@goshenct.gov>

FYSA

Marissa L. Wright

5/21/26, 10:29 AM

Town of Goshen CT Mail - Fwd: Forsaken Lands at 54 Bare Hill Rd

Land Use Official
Town of Goshen
42A North Street
Goshen, CT 06756
860-491-2308 ext. 232
LandUse@goshenct.gov

----- Forwarded message -----

From: **Marissa Wright** <Landuse@goshenct.gov>
Date: Thu, Apr 30, 2026 at 9:07 PM
Subject: Re: Forsaken Lands at 54 Bare Hill Rd
To: Great Acres Farm <contact@greatacresfarm.com>

Good Evening Gary,

I want to reiterate that as the property owner, the Land Use Office and Town of Goshen representatives will contact you directly regarding any correspondence related to your property, and not Forsaken Lands.

We recently issued a notice of violation regarding the activities occurring on your property. Please handle these matters expeditiously.

Thank you in advance!

Sincerely,

Marissa L. Wright
Land Use Official
Town of Goshen
42A North Street
Goshen, CT 06756
860-491-2308 ext. 232
LandUse@goshenct.gov

[Quoted text hidden]

Marissa Wright <Landuse@goshenct.gov>

Sun, May 17, 2026 at 10:19 PM

To: Great Acres Farm <contact@greatacresfarm.com>, L Clinton <LClinton@goshenct.gov>, Seth Breakell <1stselectman@goshenct.gov>

Good Evening Gary,

The Town has issued a notice of violation with the following request: "Please contact the Land-Use Office within ten (10) days of receiving this letter with a detailed action plan outlining how you plan to bring your property into compliance and the date at which the commercial items will be fully removed from your property and confirm that the event will not be taking place in the future. Failure to do so will result in further enforcement action. The Town of Goshen requests that this issue be resolved immediately."

The town has not received a response.

Please provide a response by the next Planning and Zoning meeting, scheduled for Tuesday, 26 May at 7:30pm.

Thank you in advance.

5/21/26, 10:29 AM

Town of Goshen CT Mail - Fwd: Forsaken Lands at 54 Bare Hill Rd

Sincerely,

Marissa L. Wright
Land Use Official
Town of Goshen
42A North Street
Goshen, CT 06756
860-491-2308 ext. 232
LandUse@goshenct.gov

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