

Town of Goshen
Planning and Zoning Commission
REGULAR MEETING AGENDA
Tuesday, August 25, 2026 at 7:30 P.M.
This meeting will be held at Goshen Town Hall and via Zoom

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 July 28, 2026.
4. PUBLIC HEARING: None.
5. OLD BUSINESS:
 - A. POCD updates/status.
6. NEW BUSINESS: None.
7. ZEO REPORT
8. CORRESPONDENCE:
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 Aug 20, 2026 @ 10:29 AM.
Attest Beebe & Burr
Goshen Town Clerk

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

**TOWN OF GOSHEN
PLANNING & ZONING
REGULAR MEETING MINUTES
TUESDAY, JULY 28, 2026 – 7:30PM
Hybrid Meeting**

1. CALL TO ORDER AND APPOINTMENTS OF ALTERNATES:

Ms. Zbinden called the meeting to order at 7:34pm at the Goshen Town Hall. Dustin Mosley was seated.

2. ATTENDANCE:

Members Present: Lu-Ann Zbinden, Shilo Garceau, Jared Denis (Z), and Dustin Mosley.

Members Absent: Jon Carroll, Patrick Lucas, Jerry Abrahams and Chris Hurlburt.

Others: Spencer Musselman, Marissa Wright, Lynette Miller and Mike Esposito.

Z=Zoom A=Alternate

3. PUBLIC HEARING: None

4. APPROVAL OF THE MINUTES: Corrections to June 23, 2026: Note Dustin Mosley in members present as well, note correction on ZEO report to spell Stango correctly and under section 9 the training was June 30, 2026. Corrections to July 7, 2026: Section 3 Issues: HB-8002. Housing Growth Plan: 3rd sentence develop and "adopt" its own. Current Housing Programs and Inventory: and/or ; 501c(3) to 501(c)(3). Recommendations: 30 up to 180 days.

IN A MOTION BY Ms. Garceau and seconded by Mr. Mosley, it was voted to accept the minutes with corrections from the June 23, 2026 regular meeting. Motion carried.

IN A MOTION BY Ms. Garceau and seconded by Mr. Mosley, it was voted to accept the minutes with corrections from the July 7, 2026 special meeting. Motion carried.

5. OLD BUSINESS: POCD Updates.

Corrections made by the Commission:

Issues: CHFA mortgage to mortgaged.

Housing Diversification Goals: Indent where it starts "The Town should".

PA 25-1 (HB-8002): The Housing Growth Plan: Option 1: "RHGP,"; change boxed section after Option 2 to normal text.

Footer on bottom of page 3 add definition of occupied dwelling units.

Affordable Housing Mechanics Under 8-30g: 3rd paragraph, 2nd to last sentence add Affordable Housing in front of land use appeals procedure (and capitalize).

Current Housing Programs and Inventory: 1st sentence spell out DOH and add comma after 2025; 2nd sentence change has to had.

Population and Demographics: On the Median Household Income and Age graph add Goshen in front of the Median household.

Footer on bottom of page 6 moves to page 7 under the Regional Demographics comparison. Put after the 1st sentence.

First graph page 7 change title to Regional Demographic Comparison (2024ACS). On the graphs below that add Goshen to Median Home Value and Median Sale Price.

Corrections made by the Affordable Housing Board, represented by Chairman, Lynette Miller, 35 Rockwall Court:

Background: Add aquifers to the 2nd sentence with streams, wetlands, and forested areas.

Issues: Should be 18 deed restricted affordable housing units.

The 10% Threshold & Environmental Constraints: 2nd sentence "due to constraints previously described including but not limited to our soils for septic and groundwater availability for well water"; and 40 year deed restrictions to 2nd paragraph.

Affordable Housing Mechanics Under 8-30g: 2nd sentence spell out AMI. Change 3rd sentence down to "Also as a member of Region 20 schools, Goshen is faced with potential increase of education cost from increased development in Litchfield due to their existing infrastructure of sewer

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and water". Change career to volunteer (paid) Fire and Emergency.

Current Housing Programs and Inventory: Spell out DOH; change last sentence to "Smaller lot homes, several apartment housing units and Accessory Dwelling Units (ADUs) add to the diversity of the town housing stock.

Population and Demographics: Remove Litchfield from the Regional Median Home Values; add a footnote regarding Litchfield being an outlier.

Page 7 remove Litchfield from the Regional Demographic Comparison (2024 ACS) graph.

Page 8: change sentence after median of 41 to similar to other rural towns in Litchfield County; Remove 2nd sentence and add a sentence on the other to patterns; Change last sentence to "Goshen's unique population growth in the last decade has led to a sustained demand for housing in a town constrained by soils and groundwater is central to the pressures described throughout this section.

Recommendations: Bullet 10: add to end of sentence "from impact of mandated development".

Bullet 11: add municipal after rising.

Potential date for special meeting of August 17, 2026. Mr. Musselman will send out corrected Housing and other sections for review.

IN A MOTION BY Ms. Garceau and seconded by Mr. Mosley, it was voted to APPROVE the Housing section of the POCD on the condition that the changes made at the July 28, 2026 meeting are made. Motion carried

6. **NEW BUSINESS:** None.

7. **ZEO REPORT:** Ms. Wright did a review of the attached ZEO report for the Commissioners.

IN A MOTION BY Ms. Garceau and seconded by Mr. Mosley, it was voted to accept the ZEO report dated July 28, 2026. Motion carried.

8. **CORRESPONDENCE:** Buzzie White emails and letter from Ebersol, McCornick & Reis regarding Holmes Road.

9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** PA-25-1 amendments were discussed as was adding to agenda next month.

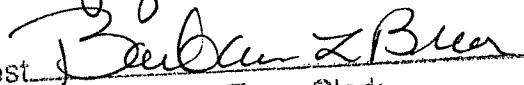
10. **PUBLIC COMMENT (limited to 2 minutes per person only regarding matters pertaining to Planning and Zoning Commission):** None.

11. **ADJOURNMENT:**

IN A MOTION BY Mr. Mosley and seconded by Ms. Garceau, to adjourn the meeting at 9:23pm. Motion carried.

Respectfully Submitted,


Lori Clinton, Commission Clerk

Received July 30, 2026 @ 2:51 P.M.

Attest Barbara Z. Buer
Goshen Town Clerk