

Town of Goshen
Planning and Zoning Commission
REVISED REGULAR MEETING AGENDA
Tuesday, October 27, 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, September 8, 2026 and September 29, 2026.
4. PUBLIC HEARING: None.
5. OLD BUSINESS:
 - A. POCD updates/status.
6. NEW BUSINESS:
 - A. 2027 Calendar.
 - B. Fee Schedule.
 - C. Discuss enforcement penalties.
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 Oct 20 2026 11:21am

Attest:


Michelle Rana
Asst 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
SPECIAL MEETING MINUTES
TUESDAY, SEPTEMBER 29, 2026 – 7:30PM
Hybrid Meeting**

1. CALL TO ORDER AND APPOINTMENTS OF ALTERNATES:

Mr. Carroll called the meeting to order at 7:32pm at the Goshen Town Hall.

2. ATTENDANCE:

Members Present: Jon Carroll, Lu-Ann Zbinden, Shilo Garceau, Jared Denis(Z), and Patrick Lucas(Z).

Members Absent: Dustin Mosley, Jerry Abrahams, and Chris Hurlburt.

Others: Spencer Musselman and Lori Clinton.

Z=Zoom A=Alternate

We experienced technical difficulties toward the end of the meeting and lost connection only once.

3. OLD BUSINESS: POCD updates/status.

Short discussion was had on the Housing section of the POCD.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, it was voted to approve the final draft of the Housing section of the POCD. Motion carried.

AGRICULTURE

1st paragraph: remove Scoville Park after the Goshen Farmers Market. It was also removed from all other sections.

ISSUES: 4th paragraph, Mr. Musselman to add in cell phone and wind to the solar section; 5th paragraph last sentence, change Section 5.2 (Conservation & Stewardship) to Section 5.3 (Energy and Stainability).

RECOMMENDATIONS: Add a section under Continue active administration of Public Act 490, to cover the 490 penalties and have them go into the general fund. Mr. Musselman to come up with the language; Last sentence under Protect prime agricultural soils from conversion to commercial solar generation facilities, change Section 5.2 (Conservation & Stewardship) to 5.3 (Energy and Stainability); and a new section under Protect prime agricultural soils from conversion to commercial solar generation facilities, to discuss protecting against roundup ready seed crops. Mr. Musselman to come up with the language; new section to be added under Promote Goshen's agricultural identity through community events, on ways to support farm transition and the next generation. Mr. Musselman to come up with the language.

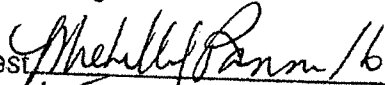
Mr. Musselman will doublespace this section, make discussed changes, finish within the next few days and email to Commissioners. Mr. Carroll would like to make sure everyone is working off the same copy. Ms. Clinton will look into availability of Camp Coch for the October 27th meeting due to early voting at Town Hall. The October 3rd Fall Festival was discussed.

4. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 8:20pm. Motion carried.

Respectfully Submitted,


Lori Clinton, Commission Clerk

Received October 1 2026 9:42am
Attest 
Mehdi Pann
Goshen Town Clerk

**TOWN OF GOSHEN
PLANNING & ZONING
SPECIAL MEETING MINUTES
TUESDAY, SEPTEMBER 8, 2026 – 7:30PM
Hybrid Meeting**

1. CALL TO ORDER AND APPOINTMENTS OF ALTERNATES:

Mr. Carroll called the meeting to order at 7:32pm at the Goshen Town Hall.

2. ATTENDANCE:

Members Present: Jon Carroll, Lu-Ann Zbinden, Shilo Garceau, Jared Denis(Z), Patrick Lucas(Z) and Jerry Abrahams(Z).

Members Absent: Dustin Mosley and Chris Hurlburt.

Others: Lori Clinton.

Z=Zoom A=Alternate

We experienced technical difficulties with Zoom and had to switch to the clerk's laptop. No other problems happened after the switch was made at 7:41pm.

3. OLD BUSINESS: POCD updates/status.

Ms. Zbinden asked that there be dates put on the drafts. Mr. Carroll agreed.

ISSUES: mortgage to "mortgaged" (3rd line down); reported to "recorded" (5th line down); (under 80% Area Median Income (AMI)) for at least 40 years to "(under 80% Area Median Income (AMI)) for at least 40 years)."

HOUSING DIVERSIFICATION GOALS: different to "diverse" (8th line down).

PA 25-1 (HB-8002): THE HOUSING GROWTH PLAN: Option 1 take out "- 257 units, based on the 202 Census count of 1,285 occupied units."

AFFORDABLE HOUSING MECHANICS UNDER 8-30g: change State statute places the burden of proof on the municipality if any application for affordable housing is denied, to demonstrate that the public interest i.e. health or safety would be harmed if approved. To " State statute places the burden of proof on the municipality. If any application for affordable housing is denied, the town must demonstrate that the public interest i.e. health or safety would be harmed if approved."; career to "vs. volunteer" (3rd paragraph); system to "systems" (3rd paragraph, 5th line); "a" between with and potentially (3rd paragraph, 5th line); increased to "increase in" (3rd paragraph, 6th line down).

CURRENT HOUSING PROGRAMS AND INVENTORY: "Section 8" to Section 8-345 (6th line down); units contribute to "units, which contribute" (8th line down).

POPULATION AND DEMOGRAPHICS: change 1st sentence to "Two patterns stand out from this data: Goshen's median age has held in the range of roughly 50 to 51 years old across the ACS 5-year periods, reaching 51.4 in 2020-2024 - a full decade above the CT statewide median age of 41, similar to other rural towns in Litchfield County."

Corrected copy is to be emailed to Mr. Musselman and Ms. Clinton by Ms. Garceau.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, it was voted to amend the prior Housing section approval made on July 28, 2026 to include the changes made on September 3, 2026 to the POCD. Motion carried.

Everyone should have a copy of the Agriculture section and they are to make changes and be ready before the next meeting. We will approve this in one meeting.

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

5. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 8:38pm. Motion carried.


Respectfully Submitted, Lori Clinton, Commission Clerk

Received Sept 10, 2026 @ 9:49 AM
Attest 
Goshen Town Clerk

**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.

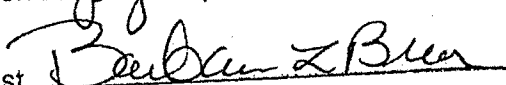
11. **ADJOURNMENT:**

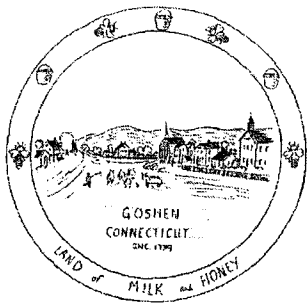
IN A MOTION BY Mr. Mosley and seconded by Ms. Garceau, to adjourn the meeting at 9:23pm. Motion carried.

Respectfully Submitted,


Lori Clinton, Commission Clerk

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

Attest 
Barbara Z. Breen
Goshen Town Clerk



**Town of Goshen
42A North Street
Goshen, CT 06756**

**PLANNING AND ZONING COMMISSION
2027 REGULAR MEETING SCHEDULE**

The Planning and Zoning Commission meets on the fourth Tuesday of every month at 7:30PM via Zoom virtual meeting, link found on Town of Goshen website and in the Town Hall Conference Room, 42 North Street, Goshen, as noted monthly on posted agenda.

Regular meetings dates for 2027 are as follows:

January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027
October 26, 2027
November 23, 2027
December 28, 2027

Respectfully submitted,

Lori Clinton
Commission Clerk

TITLE 59A

AMENDMENT TO FEE ORDINANCE FOR
GOSHEN PLANNING AND ZONING COMMISSION, INLAND WETLANDS
COMMISSION AND ZONING BOARD OF APPEALS

BE IT ORDAINED by the legal voters of the Town of Goshen in meeting assembled:

To amend the Fee Ordinance for Goshen Planning and Zoning Commission, Inland Wetlands Commission and Zoning Board of Appeals adopted on May 26, 2010 by making the following changes:

1. Delete the existing Schedule of Goshen Land Use Fees in the Ordinance and add the following new Schedule of Goshen Land Use Fees to the Ordinance:

SCHEDULE OF GOSHEN LAND USE FEES

PLANNING AND ZONING COMMISSION FEES	
Special Permit Application	\$280.00
Site Plan Application	\$230.00
Subdivision or Resubdivision - \$280.00 per lot for each lot having frontage on an existing street; \$380.00 per lot for each lot having frontage on a proposed street	Varies
Application for Change in Zoning Regulations	\$280.00
Zone Change Application	\$280.00
Zoning Permit Application	\$75.00
Sign Permit Application	\$75.00
Permit Processing Fee	\$10.00
ZONING BOARD OF APPEALS FEES	
ZBA Location Approvals	\$280.00
ZBA Appeal of Decision of Zoning Enforcement Officer	\$280.00
ZBA Variance Application	\$280.00
Permit Processing Fee	\$10.00
INLAND WETLANDS COMMISSION FEES	
Basic Inland Wetlands Application	\$125.00
Permit Extension or Transfer	\$125.00
Each After-the-Fact Activity	\$225.00
Subdivision - \$100.00 per lot	Varies
Agent Determinations	\$125.00
Public Hearing for Inland Wetlands Applications	\$230.00
Permit Processing Fee	\$10.00
REGULATIONS AND COPIES	
Copy of Zoning Regulations	\$15.00

Copy of Subdivision Regulations	\$15.00
Copy of Inland Wetlands Regulations	\$10.00
Copy of Plan of Development	\$25.00
Copy of Zone Map	\$10.00
Copies per page	\$0.50
Map copies	\$5.00
Copies of meeting tapes	\$10.00

This Ordinance shall become effective fifteen (15) days after publication thereof in a newspaper having circulation in the Town of Goshen.

ADOPTED: MAY 25, 2016

PUBLISHED: MAY 28, 2016

EFFECTIVE: JUNE 12, 2016