

PLANNING & ZONING COMMISSION
MEETING MINUTES
DECEMBER 16, 2025 – 7:30PM
HELD AT GOSHEN TOWN HALL
Hybrid Meeting

PRESENT: Lu-Ann Zbinden, Shilo Garceau (Z), Chris Hurlburt (A) and Jerrold Abraham(A,Z).
(Z=Zoom A=Alternate).

EXCUSED: Jon Carroll, Dustin Mosely(A), Jared Denis,and Patrick Lucas.

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

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES: The meeting was called to order at 7:40 pm due to technical issues, by Lu-Ann Zbinden and Chris Hurlburt was seated and Jerrold Abraham was seated at 7:42pm.

2. ATTENDANCE: Taken by Lu-Ann Zbinden, Vice Chairman.

3. APPROVAL OF THE MINUTES:

IN A MOTION BY Ms. Garceau and seconded by Mr. Hurlburt, to table the minutes from the October 28, 2025 regular meeting and November 18, 2025 regular meeting. Motion carried.

4. PUBLIC HEARING:

5. OLD BUSINESS: POCD Update:

ECONOMIC DEVELOPMENT:

Issues: **Section 2:** Change back to Center Business Zone. **Section 4:** Remove last sentence (already in Section 5). **Section 5:** Change last sentence to: "Land use policies must continue to permit compatible local business to start up and be sustained." **Section 6b:** Take out Mary Stuart House & The Suggery.

Recommendations: **Section 1:** change 22 to many in the first sentence. **Section 2 and 3:** Discussed and Spencer will rewrite and send to Commissioners for review. **Section 4:** Change sentence to: "Goshen's business community is encouraged to work together to promote compatible economic development and provide advice to the Planning and Zoning Commission and Board of Selectmen."

ROADS AND CIRCULATION:

Issues: **Section 2:** Waiting for response from Mr. Harlow on the highlighted section.

Recommendations: **Section 1:** It was decided to put a, b, c, d, e back in due to safety reasons. **Section 2:** Put original sentence back in: "Townspople are firm in the opinion that traffic lights should not be installed at the rotary and it is a priority that the Town continues to work with the State DOT on maintaining and improving the rotary." **Section 4:** Waiting for response from Mr. Harlow on the highlighted section. **Section 6:** This needs to be brought to the public for comments. Mr. Musselman agrees that the roads should be listed and to discuss at the next meeting with Chairman. Mr. Musselman to add something along the lines

"In the past decade Goshen has adopted this in seeking to accomplish this goal of protecting scenic roads." **Section 8:** Ms. Zbinden will send Mr. Musselman new wording suggestion and he will combine 8 and 8a.

Mr. Musselman let them know that they need to finish over the next 3 months in order to do a public comment.

6. NEW BUSINESS: None.

7. ZEO REPORT: Mr. Musselman reviewed his report dated for December 16, 2025. 225 North Goshen Road was briefly discussed.

IN A MOTION BY Mr. Hurlburt and seconded by Ms. Garceau, to approve the ZEO report dated December 16, 2025. Motion carried.

8. CORRESPONDENCE: None.

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

10. PUBLIC COMMENT: Christopher Rousseau, Pullman & Comley, 90 State House Square, Hartford: He is representing Forsaken Lands, 54 Bare Hill Road and has a meeting with Mr. Musselman tomorrow.

11. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Mr. Hurlbert, to adjourn the meeting at 8:22pm. Motion carried.

Respectfully submitted,

Lori Clinton Commission Clerk