

PLANNING & ZONING COMMISSION
MEETING MOTIONS
NOVEMBER 18, 2025 – 7:30PM
HELD AT GOSHEN TOWN HALL
Hybrid Meeting

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

EXCUSED: Jerrold Abraham(A), 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 7:30 pm by Jon Carroll and Dustin Mosely was seated.

2. ATTENDANCE: Taken by Jon Carroll, Chairman.

3. APPROVAL OF THE MINUTES:

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

4. PUBLIC HEARING: None

5. OLD BUSINESS:

6. NEW BUSINESS: None

7. ZEO REPORT:

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to approve the ZEO report dated November 18, 2025. Motion carried.

8. CORRESPONDENCE:

9. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

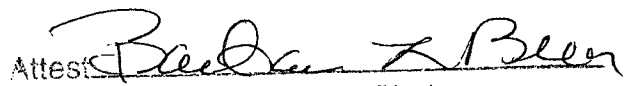
10. PUBLIC COMMENT:

11. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 8:35pm. Motion carried.

Respectfully submitted,


Lori Clinton Commission Clerk

Received Nov. 19, 2025 @ 9:36 AM

Attest Goshen Town Clerk



TOWN OF GOSHEN

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

Spencer Musselman, Zoning and Inland Wetlands Enforcement Officer

ZEO Report : November 18th, 2025

Zoning Permits: *Several outstanding permits that require either TAHD or fee.*

- Issued ZP# 25-34 to Brian & Amy Untch, 153 Sherbrook Drive, for the demo of an existing porch and reconstruction of a larger 24' x 26' porch.
- Issued ZP# 25-35 to Donald & Jennifer Patterson, 3700 Hall Meadow Road, for the construction of a second-floor addition to an existing dwelling.
- Issued ZP# 25-36 to Greg Mitchell, 37 Apley Road, for the construction of a 8' x 10' shed.
- Issued ZP# 25-37 to Jonathan Bonnett-Arango, 112 Hillhouse Road, for the construction of a 24' x 30' addition.

Enforcement Issues:

- **54 Bare Hill Road** – A notice of violation has been issued to the property owner for an unpermitted home-based business & storage of commercial materials. The property owner has 10 days to respond to the notice with a plan to bring the property in compliance before further enforcement action will be considered.
- **225 North Goshen Road** - I've received complaints regarding the dumping of refuse at the old junkyard on North Goshen Road. We are coordinating with the DEEP to address this and enforcement letters will be sent out this week.
- **35 School Hill Road** - I met with Mr. Grusauskas back in July and informed him that while a mechanical permit was issued by the Building Official that the tanks couldn't be removed or replaced until appropriate approvals were received from the IWC and PZC. On 10/8/25 I followed this up with a letter reiterating this conversation as I was told, by several members of the public, that the work was

slated to occur later that month. Mr. Grusauskas told me on 10/8 that this was not the case and work wasn't planned to begin until the spring. I will continue to monitor the situation. Before any work can be done the property owner will have to apply for all appropriate permits from the IWC, PZC, and the Building Office.

Inspections:

- **225 North Goshen Road** - Conducted a drive by inspection on 11/15 and will be working with the DEEP to address the violations on site.
- **205 E. Hyerdale Drive** – Met with the property owner on-site and discussed improvements that needed to be made to site conditions and erosion controls.
- **213 W. Hyerdale Drive** – Met with contractor to discuss stormwater issues on the property and to discuss a plan to address. An application is being prepared and is anticipated to be received sometime this winter.
- **210 East Hyerdale Drive** – Met with M. Connor and the property owner to discuss an agent approval to add stone steps to get from an existing patio to the lawn more than 50' from the lakeshore.
- **101 W. Hyerdale Drive** - Met with contractor R. Manchester for a final inspection. The site is now stabilized and a zoning compliance letter will be issued.
- **411 Milton Road** - Spoke with project lead Bill Cegan to discuss the extension request to complete Phase 1 remediation. Structural engineers have been engaged to design retaining walls outside of the review area so that equipment can be safely brought down hill to begin work on Phase 1 in the spring.

Respectfully submitted,

**Spencer Musselman
Land Use Official**