

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
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. Ms. Barrett was thanked for her term and time of service. Mr. Denis was welcomed as a regular member and Mr. Hurlburt and Mr. Mosely as alternates.

**2. ATTENDANCE:** Taken by Jon Carroll, Chairman.

**3. APPROVAL OF THE MINUTES:** After Mr. Musselman spoke with the Chairman, it was decided to table 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:** POCD Update:

**ECONOMIC DEVELOPMENT:**

**Issues, Section 6:** Mr. Musselman to follow up with the assessor on the number of short-term rentals and bed and breakfast.

**Recommendations, Section 3:** Change last paragraph to read: "The Planning and Zoning Commission should examine the current boundaries of the Center Business Zone and examine the current properties."

**ROADS AND CIRCULATION:**

**Goals:** Change "country" in the second sentence to "rural".

**Issues: Section 1:** Change "Country" to "Rural" in two places. **Section 2:** Mr. Musselman to confirm that the 67 miles of roads (52 miles of paved roads and 15 miles of dirt roads) is accurate.

**Recommendations: Section 1:** It was decided that the entire section be sent to Mr. Harlow and the Selectmen for review. After determining that a, b, c, d, & e "were improvements, which are on Route 4", they will be condensed to a. (containing the State roads) b. (containing the Town roads). **Section 3:** Add "We are working with the State on evaluating the feasibility of improving the rotary." **Section 5:** Mr. Musselman will send this section to Mr. Harlow and the Selectmen to confirm if improvements referenced have been completed.

**Section 7:** Change the first sentence to "Goshen has numerous examples of exceptional scenic roads and it is important to preserve the rural appearance of our roads." Last sentence to be worded with "to have a cost effective road system the Town may need to pave some sections of dirt roads in the future to minimize erosion into lower lying areas that are mostly wetlands". **Section 8:** Mr. Musselman waiting for a response from Mr. Harlow on the 66 feet issue. A discussion was had on some rewording but it was never decided upon. Add a simple sentence to the end with the ordinance on Stone Walls. Ms. Garceau asked for a space and pointed to an example. **Section 9:** Add the following sentence to the end "Determining if a road should be discontinued or consideration whether a road may be needed for emergency access or to serve as a connector for a trail or hiking system." **Section 10:** Change to a. under Section 9 and make italicized. **Section 11:** Change "Develop" to "Continue" and Mr. Musselman will clean up the sentence and add "collaboration with NW CT". **Section 12:** Change to say "A tree management plan should be developed and implemented to maintain trees within the town's road right-of-ways prioritizing safety, property preservation and aesthetic value."

The chairman asked that the changes be updated before sending to Mr. Harlow and the Selectmen for the Roads and Circulation section. Mr. Musselman will get changes out within a week or so.

**6. NEW BUSINESS:** None

**7. ZEO REPORT:** Commissioners reviewed Mr. Musselman's report dated November 18, 2025. Ongoing enforcement issues were discussed including 225 North Goshen Road, 35 School Hill Road, and 54 Bare Hill Road. Mr. Musselman will keep the Commission informed as these issues progress.

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

**8. CORRESPONDENCE:** Letter from Mr. Guletsky, 65 Bare Hill Road was read into record.

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

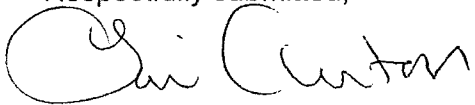
**10. PUBLIC COMMENT:** Chairman made a brief statement. The Commission does want to hear from the community and values their input, but does expect the public to comment respectfully. The rules of public comment were reviewed: state name and address and you have 2 minutes. If you have comments, concerns or complaints please email Mr. Musselman and cc the Chairman.

- Wendy Costa, 26 Meadowcrest South - Inquired if the public will be able to have input on the POCD. Commissioners responded yes there will be a forum.
- Alex Fortuna, Owner Forsaken Lands - Responded to discussions and comments from the last meeting regarding his operation.
- Bob Valentine, North Street - Had a question regarding 54 Bare Hill.
- Justin Martin, South Street Bristol - Spoke in support of Forsaken Lands.
- Sarah Leonard, 22 School Hill Road - Shared her concerns with permitting issues at 35 School Hill Road.

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. 26, 2025 @ 11:08 A.M.

Attest Beth Ann Z. Beer  
Goshen Town Clerk



## TOWN OF GOSHEN

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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**