

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 28, 2025 – 7:30PM
HELD AT GOSHEN TOWN HALL
Hybrid Meeting**

PRESENT: Lu-Ann Zbinden, Jim Withstandley(A), Jared Denis (Z,A), Shilo Garceau, and Jon Carroll. (Z=Zoom A=Alternate).

EXCUSED: Jerrold Abraham(A), Cindy Barrett 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 7:34 pm by Jon Carroll and Jared Denis was seated.

2. ATTENDANCE: Taken by Jon Carroll, Chairman.

3. APPROVAL OF THE MINUTES: The Commission reviewed minutes for September 23, 2025 regular meeting approved as written. Commission reviewed minutes for the October 9, 2025 special meeting with the following corrections by Ms. Zbinden: Section Old Business 1st paragraph change "recommended" in 2nd sentence to "added". "Add 3 discussions that were had: 1. Stake holders involvement on paving dirt & gravel road 2. Retaining rights of way where emergency access or connection to trail systems would be beneficial/needed. 3. Including stakeholders creating side walks".

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, it was voted to approve the September 23, 2025 regular meeting minutes as written. Motion carried.

Jim Withstandley was seated at 7:40pm.

IN A MOTION BY Ms. Zbinden and seconded by Mr. Denis, it was voted to approve the October 9, 2025 special meeting minutes with corrections and Ms. Garceau abstained. Motion carried.

4. PUBLIC HEARING: None

IN A MOTION BY Ms. Garceau and seconded by Mr. Withstandley, it was voted to move Public Comment before Old Business. Motion carried.

5. PUBLIC COMMENT: Bob Valentine spoke on the egregious violations of Goshen regulations and he had spoken with Spencer about 54 Bare Hill Road that has been going on since September; Several complaints have been made by neighbors and it is contrary to the regulations; The Chairman tried several times to call point of order when Mr. Valentine passed his time, and was then given extra time from the audience. The lack of meetings was noted when this should have been brought up, as was his discussion with the former planner Janell Mullen that the property owner was confrontational with her and Spencer when issues were brought up. It was observed that between 50-100 cars were parked in the upland review area; it is the boards job to enforce the regulations and they are derelict in their duty; Mr. Musselman said that a letter has been sent to town council for review; they were asked if they knew if this was going on, Chairman stated that they received the first complaint today; Mr. Valentine said Spencer and the First Selectman had been called several times and

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asked if the Chairman had been called by them and was told no by the chairman; The former planner had drafted an enforcement letter then ended up leaving; Mr. Musselman reminded the Board that they do not need to respond to public comment but he can and informed Mr. Valentine what he has been doing which is letter to town council and explained the Wetlands side and agreed this had gone on too long. Clyde Breakell, 72 Bare Hill Road: Spoke to Spencer in April; he had spoken to the Chairman as well and was told that the owner was protected under the right to farm in that phone conversation with the Chairman, to which he confirmed with a nod; he wants to know what is right and what is wrong; had to hire a surveyor because fencing was put on his property which had to be moved; has had to call State Police on noise after 10pm; stated there is parking in the regulated wetlands area; asked if Todd had called them and was told no, Spencer said that he had called him; he apologized for raising his voice and he invited the Board to come to his property this weekend to listen/watch. Chairman Carroll stated this will be pursued and this did not come to us as a permitted use and we will follow up on this. Mr. Musselman did discuss the sign and the procedure on that. A letter from Stephen Guletsky, 65 Bare Hill Road was read into record.

6. OLD BUSINESS: POCD Update:

ECONOMIC DEVELOPMENT:

Under recommendations, **Section 3:** remove "in the Town Rotary area and North towards Town Hall along North Street" to say "to meet the needs of the next decade"; change "and appearance with the Town Center area of Goshen" to "and appearance within the Town of Goshen"; change "opportunities for businesses appropriate for the Town's Center" to "opportunities for businesses appropriate through Goshen". **Section 1:** take out 22 farms and make many farms. **Section 4:** Spencer will have to get the correct number of businesses in Goshen.

Under Issues: **Section 2:** Village Center changed to Center Business Zone. **Section 6:** remove the Mary Stuart House & The Snuggery. **Section 4:** Change the section to read "When we support home base businesses and small business opportunities where Goshen is a rules town and we do need to make sure policies continue to permit local business while also being mindful of loads put on existing infrastructures". **Section 5:** Remove last sentence.

Under Goal: Mr. Musselman suggested: "The Town overall, Planning & Zoning, EDC, and Board of Selectmen should provide an environment in which a business can thrive and provide necessary services. Mr. Withstandly then added: To provide support for businesses.

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Section 7: No change. **Section 8:** Mr. Musselman to follow up with Garret Harlow on 66 feet for min. Town road. Paragraph 2 can be removed, and has been completed. **Section 9:** No change. **Section 10:** Change "Goshen Land Trust" to "Land Trust". **Section 11:** Short discussion had, and no change was decided on. **Section 12:** No comments.

No changes suggested for Section 1 to 6.

Recommendation: Add a Tree Management Program: Plan should be developed to maintain trees in the Town right of way. Safety and property damage are a concern.

RECYCLING

Need to ask Cindy Barrett what the goal is for recycling.

Recommendation: Add section 5: "For the regionalization of recycling efforts with other communities to decrease cost and encourage widespread adoption of recycling plan." A regional transfer station was also suggested.

May need to set special meetings for January, February and March. Pictures of other similar size towns business center was suggested and asked that they be forwarded to Mr. Musselman.

7. NEW BUSINESS:

8. ZEO REPORT:

9. CORRESPONDENCE: Letter from Mr. Guletsky was already read and CT Federation newsletter will be emailed as well.

10. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION: 2026 Calendar was discussed and the following changes were made: November 17, 2026 and December 15, 2026. Mr. Withstandly was thanked for his service to the Board for the last few years and this will be his last meeting.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, it was voted to approve changes to the 2026 meeting calendar, November 24 to 17th, 2026 and December 22 to 15th, 2026. Motion carried.

11. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 9:02pm. Motion carried.

Respectfully submitted,



Lori Clinton Commission Clerk

Received Nov 17, 2025 @ 11:26 AM

Attest 

Goshen Town Clerk

Stephen W. Guletsky
65 Bare Hill Rd.
Goshen, CT 06756

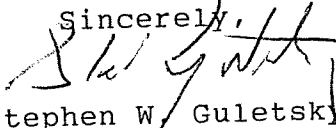
October 28, 2025

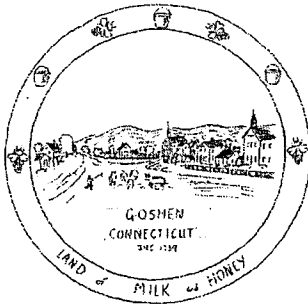
The Goshen, CT Zoning Board
42 North St.
Goshen, CT 06756
Reference: 54 Bare Hill Rd./ The Forsaken Lands LLC

Dear Goshen Zoning Board Members,

I am writing to formally object to the operation of The Forsaken Land Haunted Attraction, LLC, a commercial entertainment company, on RA-5 land. Not having any agricultural basis it is a negative impact upon the community and my property, which puts it in violation of Title 70 of the zoning ordinances. I would also point out that a considerable amount of forest has been clear cut to make room for a parking lot that masquerades as a sheep pasture. This is land under 490 that is supposed to enhance the bucolic nature of our beautiful town.

Mr. Gary Stango Jr. has cleared wetlands without permit and has created a circus of traffic on Bare Hill Rd. even on Sunday. Noise pollution, light pollution, the transgression goes on. Please issue a cease and desist order.

Sincerely,

Stephen W. Guletsky



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

**PLANNING AND ZONING COMMISSION
2026 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 2026 are as follows:

January 27, 2026
February 24, 2026
March 24, 2026
April 28, 2026
May 26, 2026
June 23, 2026
July 28, 2026
August 25, 2026
September 22, 2026
October 27, 2026
November 17, 2026
December 15, 2026

Respectfully submitted,

Lori Clinton
Commission Clerk

Received Nov. 17, 2025 9:11:27 AM

Attest
Goshen Town Clerk