

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 23, 2025 – 7:30PM
HELD AT GOSHEN TOWN HALL
Hybrid Meeting**

PRESENT: Lu-Ann Zbinden, Patrick Lucas (Z); Jim Withstandley(A), Jared Denis (Z,A joined at 7:55pm), Shilo Garceau, Cindy Barrett (Z), and Jon Carroll. (Z=Zoom A=Alternate).

EXCUSED: Jerrold Abraham(A).

OTHERS: Spencer Musselman Land Use Official.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES: The meeting was called to order at 7:35 pm by Jon Carroll and no alternates were seated.

2. ATTENDANCE: Taken by Cindy Barrett, Secretary.

3. APPROVAL OF THE MINUTES: The Commission reviewed minutes for July 22, 2025 regular meeting with the following corrections: Section 7. Turkey Hollow corrected per Ms. Zbinden; section 5A. "The complaint form was discussed and Mr. Musselman will send it to the Board of Selectman and get it on the website" should be in section 6. per Ms. Garceau.

IN A MOTION BY Ms. Garceau and seconded by Ms. Barrett, it was voted to approve the July 22, 2025 regular meeting minutes with corrections. Motion carried.

4. PUBLIC HEARING: None

5. OLD BUSINESS: POCD Update: EDC submittal of changes were reviewed.

Issues 2: Change Village Center to Village Center Zone;

Issues 4: Remove the last line.

Issues 5: Move original text to 6 then add "Land use policies must continue to permit local businesses to start up and be sustained and at the same time policies must be mindful of loads put on existing infrastructures" to 5.

Add Issues 6: A. Goshen has 25 short term rentals B. Goshen has 2 Bed and Breakfast businesses.

Recommendations 1: The removal of business names and focus on types of producers/activities was decided on. Several suggestions were made for wording, ending with this from Mr. Musselman "Agriculture and tourism are the keys to Goshen's economy that should be promoted and supported. Goshen's 22 farms, lakes and recreation areas along with the Goshen Fair grounds bring tourists to Goshen to support our agricultural community (then we can list the types/events and Mr. Musselman will work on a list for Commissioners to review). Agri-tourism farms should be encouraged as they bring visitors to Goshen, preserve open space, and help promote healthy living. The Planning & Zoning Commission should provide proactive support for farm viability and be supportive of farmland protection. The Board of Selectmen should continue to allow the Agricultural Commission to

provide farmer input into Town Policies that impact local agriculture.” Ms. Barrett thought this was a good start. It was decided that Agriculture and agri-tourism will stay in the same section and Mr. Musselman will develop some verbiage. It was also suggested that mentioning events on farms with definitions should be added to POCD to make a stronger case to add to the zoning regulations.

Recommendations: Mr. Musselman suggested a ratio of farm land to commercial would be helpful. And he can look into that.

Recommendations 2: Discussion was had on 2 home businesses regulation change. It was suggested to add the amended section of 5.6.1 to the end of this paragraph.

Recommendations 4: Change first line “Encourage the current Goshen business support organization to remain active.”

Mr. Musselman will type up suggested changes and send out October 2, 2025. Mr. Carroll reminded everyone that they need to review the other suggestions submitted by other boards or Commissions and go line by line of the POCD so that everyone is prepared and they can roll through it. Mr. Musselman confirmed that what was in the packet this evening is what has been received. There was discussion on having a special meeting and it was agreed to do October 9, 2025, 6pm, land use office, using a laptop.

6. NEW BUSINESS: None

7. ZEO REPORT: Mr. Musselman reviewed the report dated September 23, 2025 with the Commissioners and informed them of a problem with Permit Link that has been resolved.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to approve the ZEO report dated September 23, 2025. Motion carried.

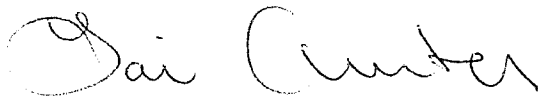
8. CORRESPONDENCE: POCD information included in packet.

9. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION: Mr. Carroll asked for confirmation that the Forsaken Land Event was not brought to P&Z and Mr. Musselman said no and explained that they had gone to IWC in November 2024 for wetlands items and the event falls under the Selectmen's office. He had met with the property owner and stated multiple times that there can be no activity in the wetlands or wetlands review area. He had confirmation recently, from the property owner that they would be parking in that area and they had also put in a culvert without getting a permit. The property owner will be coming before the IWC in October.

10. PUBLIC COMMENT: None.

11. ADJOURNMENT:

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


Respectfully submitted, Lori Clinton Commission Clerk

Received Oct 15, 2025 @ 11:58 AM
Attest 
Goshen Town Clerk