

**PLANNING & ZONING COMMISSION
MEETING MINUTES
JULY 22, 2025 – 7:30PM
HELD AT GOSHEN TOWN HALL
Hybrid Meeting**

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

EXCUSED: Cindy Barrett and Jerrold Abraham(A).

OTHERS: Spencer Musselman Land Use Official.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES: The meeting was called to order at 7:33 pm by Jon Carroll and no alternates were seated.

2. ATTENDANCE: Taken by Jon Carroll, Chairman.

3. APPROVAL OF THE MINUTES: The Commission reviewed minutes for April 2, 2025 Special Meeting with no corrections. April 22, 2025 regular meeting minutes were reviewed and had the following correction: Excused: Jim Withstandley.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, it was voted to approve the April 2, 2025 special meeting minutes as written. Motion carried.

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

4. PUBLIC HEARING: None

5. OLD BUSINESS:

A. POCD updates/status: Mr. Musselman updated the Commissioners that he had received requested information back from EDC Commission and is expecting more from the others by the August P&Z meeting. Mr. Carroll noted that the Commission needs to step up and make phone calls to the Commissions and Boards that have not submitted requested information. Mr. Musselman recommended that all Commissions, Boards and organizations be contacted now so that all information is on hand, but to focus on discussing Commissioners and Boards first for the next couple of months. It was decided to only focus on calling Commissions and Boards at this time. The Commissions and Boards were split as follows among Commissioners to call/email: Mr. Carroll: IWC and Goshen Ag Council. Ms. Zbinden: Conservation, RATS and Affordable Housing. Ms. Garceau: Board of Selectman, DWP, EMD and work with Mr. Lucas on Fire. Mr. Lucas: Lake Weed, Recreation and Fire. Ms. Barrett (with her approval): Finance and Library Board. Mr. Musselman: Woodridge Lake and Goshen Land Trust. The types of questions to give the Commissions and Boards were discussed and debated on. Ms. Zbinden discussed a few of her ideas for the POCD and Mr. Carroll stated that those are things that will be discussed when the Boards and Commissions come to meet with P&Z. Once questions were decided on, Ms. Garceau was appointed to create a sheet with instructions to include their Goals, Issues, Recommendations and if anything has been completed since the last POCD. Mr. Lucas asked to have it by the end of the week. Mr. Withstandley put out that we should make this as simple as possible for the Commissions and

Boards. When information is received it is to be sent to Mr. Musselman to forward to the rest of the Commission as soon as possible. What is received will then be reviewed by the Commission before it is put out to the public. Reviewing of the EDC response was tabled until everyone could read over and Ms. Barrett was present. The complaint form was discussed and Mr. Musselman will send it to the Board of Selectman and get it on the website.

6. NEW BUSINESS: None

7. ZEO REPORT: Mr. Musselman reviewed the report dated July 22, 2025 and read off all the new dwellings; made the following correction to the report: Issued ZP# 25-26 to Justin Watley, 6 Shearshop Road, 24x38 and 12x15 additions; 101 W Hyerdale and Turkey Hallow were reviewed.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to approve the ZEO report for July 22, 2025. Motion carried.

8. CORRESPONDENCE: CT Federation of Planning & Zoning Agencies Quarterly Newsletter was received and Mr. Carroll encouraged everyone to read.

9. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION: Ms. Zbinden mentioned that the Goshen Land Trust is looking for a liaison from P&Z. It was asked if anyone was interested. Offer will also be extended to Ms. Barrett and they will check to see if an alternate can take the offer.

10. PUBLIC COMMENT: Mrs. Sarah Leonard, 22 School Hill Road; Thanked the Commissioners for their work on the POCD and talked about the importance of it and that she owns one of those farms referenced in it and that they need to watch the popup big businesses that are coming in. Also stressed that we need to be careful how we setup the POCD's

11. ADJOURNMENT:

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to adjourn the meeting at 8:26pm. Motion carried.

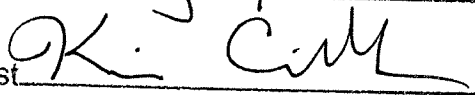
Respectfully submitted,



Lori Clinton
Commission Clerk

Received July 23, 2025 1:57 PM

Attest


a Sst, Goshen Town Clerk