

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

PRESENT: Lu-Ann Zbinden, Patrick Lucas (Z), Cindy Barrett(Z), Jared Denis (AZ), Shilo Garceau, Jerrold Abraham(AZ) and Jon Carroll.

EXCUSED: Jim Withstandleys(A)

OTHERS: Janell Mullen Town Planner, 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 Cindy Barrett, Secretary.
3. **APPROVAL OF THE MINUTES:** The Commission reviewed minutes for April 2, 2025 Special Meeting and tabled the minutes so they could have corrections made for next meeting.

IN A MOTION BY Mr. Lucas and seconded by Ms. Barrett, it was voted to table the April 2, 2025 special meeting minutes for corrections. Motion carried.

4. **PUBLIC HEARING:** None

5. **OLD BUSINESS:**

- A. **POCD:** Mr. Carroll discussed the meeting that he had with Ms. Mullen, Mr. Musselman and First Selectman Carusillo and he felt it was in the best interest of the town and the Commission that they need to step up and take the lead on this with input from all members and alternates since this is going to be a lengthy process. Mr. Musselman drafted an email that will be sent to all Town Boards and Commissions. Instead of having Ms. Mullen meet with each board individually, the Commission will solicit comments from the boards and review them at the meetings as they are received. A deadline of 6/19 was set to allow for the Commission to incorporate the comments over the summer for an upcoming POCD community forum in the fall. Mr Carroll also discussed doing a survey that everyone in town will receive or have access to and that will be ready for review at the next meeting or two. Mr. Carroll told his fellow Commissioners that they need to read pages 11-39 at this time and concentrate on the wording. They will need to be prepared to have conversations at meetings when the feedback from Commissions, Boards and the community comes in and they begin to review the conversations that Ms. Mullen has already had. Links to previous POCD survey was mentioned and Ms. Barrett stated those are on the town website. The email (attached to minutes) referenced above that was created by staff was read by Ms. Garceau. Mr. Musselman said the email will go out either tomorrow or Thursday and responses will be forwarded to the Commissioners upon receipt. Ms. Mullen will follow up with the boards and commissions that she has already met with to note their earlier suggestions. A discussion was had regarding how to ensure all of the non-government entities will receive the email. Commissioners and staff will start a list and use the 2016 POCD as reference. Discussion on this will be continued to the next meeting.

6. NEW BUSINESS: None

7. ZEO REPORT: Mr. Musselman apologized for not having a written report; he had a last minute meeting before PZC with 54 Bare Hill Road to discuss the haunted walk. Two permits were issued: ZP25-11, Felix Sambuco, 190 Hageman Shean Rd, new dwelling; ZP25-12, David Bonaguide, 82 West St., shed. Ms. Mullen created an official Violation Complaint form (attached to minutes). For many reasons it is better to have a form and be more consistent. It will be on the website and available as fillable, pdf, and hardcopy at town hall. They can be either emailed, dropped off or filled in online. Mr. Carroll asked about the fee schedule. Staff discussed that it will be looked at as a flat rate and it could be based on construction cost or square footage, and per violation. It will need to be passed as an ordinance. Ms. Mullen will send over some templates that align with state statute. Mr. Musselman is setting up a meeting with the Ag Society regarding Lyman Lane's back entrance with its site lines and safety.

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

8. CORRESPONDENCE: Letter received from Mr. Steve Dutton regarding 777 North Street dated April 21, 2025 and was read into record and is attached.

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

10. PUBLIC COMMENT: None.

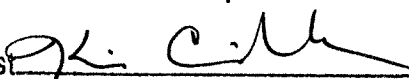
11. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 8:14pm. Motion carried.

Respectfully submitted,


Lori Clinton
Commission Clerk

Received April 24, 2025 @ 11:28 AM

Attest 
AS St. Goshen Town Clerk

Dear [Board or Commission],

The Planning and Zoning Commission is actively working on updating Goshen's 2026 Plan of Conservation and Development (POCD). We are requesting input from all Town boards and commissions to ensure the updated POCD reflects our community's evolving needs and priorities.

Specifically, we are seeking your feedback on:

- * The continued relevance of the various aspects of the 2016 POCD (e.g., economic development, conservation and housing).
- * Suggested modifications or additions to address Goshen's growth over the next decade.

Our Town Planner, Janell Mullen, met with many of your boards last fall to discuss this and we appreciate your time and effort up to this point.. Please include a discussion of the POCD on your upcoming agendas and submit your responses to the Planning and Zoning Commission by June 19, 2025. This deadline will allow us to incorporate your comments into our upcoming POCD public forum. For your reference, the 2016 POCD is available on the Planning and Zoning page of the Town website.

Thank you for your continued dedication to making Goshen a special place. We look forward to receiving your comments.

Respectfully,

Spencer Musselman
Land Use Official

TOWN OF GOSHEN, CONNECTICUT
ZONING/WETLANDS VIOLATION COMPLAINT FORM
42A North Street, Goshen, Connecticut 06756

This form is used to collect information regarding zoning or wetlands complaints and/or violations. This form is available in the Town Hall as a hardcopy as well as electronically via the Town Website. If you have a land-use concern associated with zoning and/or wetlands, please complete the form and email to landuse@goshenct.gov, or drop-off at the Town Hall or mail to the above referenced address.

PART I. COMPLAINANT INFORMATION

NAME OF COMPLAINANT:

ADDRESS:

PHONE NUMBER:

EMAIL:

PART II. VIOLATION/INQUIRY

ADDRESS/LOCATION OF ALLEGED VIOLATION:

PROPERTY OWNER NAME *(if known)*:

COMPLAINANT/INQUIRY *(what regulation is being violation?)*:

X.

Signature

Date submitted

By submitting this form and or/ any supporting documentation, the complainant acknowledges the following:

- *Enforcement follow-up is determined at the discretion of the ZEO/wetlands officer.*
- *This complaint is a part of official public records and is subject to FOIA requirements.*
- *Neighbor and/or civil disputes may not be in the purview of the land-use official. Anonymous complaints will be given less priority than complaints with identified complainants.*

4/21/2025

Spencer Musselman
Land Use Enforcement officer
42A North Street
Goshen, CT 06756

Dear Spencer,

I want to thank you, Janell Mullen and especially the Goshen Zoning Committee for the effort and time reviewing our special permit application for 777 North Street. It is not lost on me, that we took more of the committee's time than would a professional land use attorney.

But the help to evolve the project was useful to us, and to the community. So again, thank you for the help, and Charles and I are committed to being good neighbors and an asset to the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Dutton", with a long horizontal flourish extending to the right.

Steve Dutton



Spencer Musselman <landuse@goshenct.gov>

February 25, 2025 P&Z Minutes - Proposed changes

1 message

LuAnn C Zbinden <LuAnn_C_Zbinden@bd.com>
To: Spencer Musselman <Landuse@goshenct.gov>
Cc: Jonathan Carroll <joncarrollforpandz@gmail.com>

Mon, Mar 24, 2025 at 7:59 PM

Hi Spencer,

May I recommend the following changes to the February 25, 2025, Minutes.

- Minor change to spelling of Chairman J. Carroll's name in first paragraph on page 3 – two (2) l's.

J. Carroll inquired about how the applicant would
hbor. S. Dutton said that all cars will be legally
necticut and that louder track vehicles will be
rack. J. Carroll also asked if the club was
uor permit. S. Dutton responded that it wasn't

- Please add {850' and} before {790' actual at the driveway} to the last sentence in the second paragraph on page 2.
- Please change "stormwater management" to "runoff from the asphalt driveway" and "since the driveway is already existing" to "since the existing driveway is currently impervious and ..." in the third paragraph on page 2.

After S. Dutton finished his presentation, Commissioners then asked the applicant questions. L. Zbinden inquired whether rain gardens should be added along the driveway within the wetland areas to help with stormwater management. S. Musselman responded that since the driveway is already existing and no further work is being proposed within the regulated area, rain gardens would not be required. L. Zbinden then asked if there was a maximum number of buildings allowed on the property and if the property were to be sold again in the future would a future owner need a permit to operate a Pub in-kind

- Please add the letter from Andy Savage that you read into the record at the public hearing on page 3.

4/2/25, 6:48 PM

Town of Goshen CT Mail - February 25, 2025 P&Z Minutes - Proposed changes

- Please add after the letter regarding **54 Bare Hill Road** under **Item 7 – Correspondence** that you will be meeting with the property owner and will have a report for the Commissioners at the next meeting.

Thank you as always for doing a great job with the Minutes!

Warm regards,

Lu-Ann

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