

**TOWN OF GOSHEN
PLANNING & ZONING
REGULAR MEETING MINUTES
TUESDAY, MAY 26, 2026 – 7:30PM
Hybrid Meeting**

1. CALL TO ORDER AND APPOINTMENTS OF ALTERNATES:

Mr. Carroll called the meeting to order at 7:33pm at the Goshen Town Hall. No alternates appointed.

2. ATTENDANCE:

Members Present: Jon Carroll, Lu-Ann Zbinden, Shilo Garceau, Jared Denis and Patrick Lucas (joined at 7:39pm via Zoom).

Members Absent: Chris Hurlburt and Dustin Mosley.

Others: Spencer Musselman and Lori Clinton.

3. PUBLIC HEARING: None

4. APPROVAL OF THE MINUTES: Corrections to April 28, 2026 minutes: Hurlbert to Hurlburt on page 3; corrections to May 4, 2026 minutes: header 10AM to 6PM; correction to May 9, 2026 minutes: page 2, under Dawn Wilkes change miles to acres.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, it was voted to accept the minutes from the April 25, 2026 special meeting as written. Motion carried.

IN A MOTION BY Ms. Garceau and seconded by Mr. Denis, it was voted to accept the minutes from the April 28, 2026 meeting with correction. Motion carried.

IN A MOTION BY Mr. Denis and seconded by Ms. Zbinden, it was voted to accept the minutes from the May 4, 2026 special meeting with correction. Motion carried.

IN A MOTION BY Ms. Zbinden and seconded by Mr. Denis, it was voted to accept the minutes from the May 9, 2026 special meeting with correction. Motion carried.

5. OLD BUSINESS:

- A. Jared Denis, West Goshen Properties, 660 and 664 Sharon Turnpike, rezone both properties to the Center Business Zone (CB): Mr. Denis recused himself at 7:41pm. The applicant is reviewing other options.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, it was voted to table the application for Jared Denis, West Goshen Properties to the June 23, 2026 meeting. Motion carried. Mr. Denis rejoined the meeting at 7:42pm.

- B. Forsaken Lands, 54 Bare Hill Road: Mr. Carroll gave an update that the property owner said the Forsaken Lands will not be returning to his property and is working to remove all items from his property.
- C. Ikes Auto Body, Inc., 225 North Goshen Road: Mr. Carroll gave an update that they have not heard anything back from the property owner, the cease and desist is still in effect and they are pending wetlands flagging.
- D. POCD: Mr. Carroll spoke on the POCD and that the public forum spoke volumes on how things have changed since the last one with the turnout being so low. Over 200 people have completed the survey. He also felt it was good that they did not invest money into the public forum since there was such a low turnout. Mr. Musselman gave a brief review of the forum and the report is attached. Since there were multiple drafts of the housing section and it has been a while, Ms. Clinton was asked to email the last version from 6 weeks ago to the Commissioners for review. A special meeting was scheduled for June 4, 2026 at 7pm and will be held in the Landuse Office. Mr. Carroll has spoken with the 1st Selectman and they felt it was in the Town's best interest to do an extension on the POCD. There were 230 surveys completed and Mr. Musselman will have the results at the next regular meeting.

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Timeline of POCD was discussed.

6. **NEW BUSINESS:** None.

7. **ZEO REPORT:** Commissioners reviewed the ZEO report dated May 7, 2026. Mr. Lucas asked if that was the correct date and Ms. Clinton to follow up on confirming that date. The Commission likes the amount of detail in the report.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, it was voted to accept the ZEO report with a pending date of May 7, 2026. Motion carried.

8. **CORRESPONDENCE:** None.

9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** The next special meeting they will discuss housing and possibly the fee schedule.

10. **PUBLIC COMMENT (limited to 2 minutes per person only regarding matters pertaining to Planning and Zoning Commission):** Buzziena White, 192 Kubish Road: believes the cumulative operational activity occurring at 81 Kubish Road has dramatically exceeded what the Town of Goshen zoning regulations contemplate as a passive residential or accessory use, and because the intensity of this activity is now directly impacting public safety, environmental stability, roadway conditions, neighboring property owners and her personal safety and quality of life.

11. **ADJOURNMENT:**

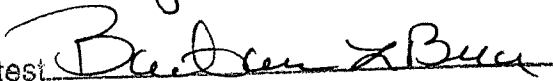
IN A MOTION BY Ms. Zbinden and seconded by Mr. Denis, to adjourn the meeting at 8:11pm. Motion carried.

Respectfully Submitted,



Lori Clinton, Commission Clerk

Received May 28, 2026 @ 10:49 A.M.

Attest 

Goshen Town Clerk

PUBLIC PARTICIPATION RECORD

May 9, 2026 Community Issues Forum

On May 9, 2026, the Goshen Planning and Zoning Commission held a Community Issues Forum for the 2026 Plan of Conservation and Development at the Goshen Center School Gymnasium. Community input centered on three topics—Housing, Economic Development, and Natural Resource Protection—along with a discussion of the need for increased communication between the public and the Town of Goshen.

Housing

Concerns were raised about the new Connecticut housing bill, HB-8002, and how the legislative change could affect the community. Participants discussed the value of carefully reviewing the NHCOD regional plan before determining whether to establish a Goshen-specific Community Housing Growth Plan. Other community members expressed that they understand the need for increased affordable housing in Goshen but want the community and the Town to take a larger role in planning for that increase so the units can be rented or sold to Goshen residents.

The 10% affordable-housing threshold required for exemption from the 8-30g appeals process was discussed as an additional concern, and it was acknowledged to be a difficult number to achieve. Residents were also concerned about the strain that additional housing units would place on the Town's limited infrastructure and the costs associated with improving or expanding existing infrastructure. Additional comments encouraged the Town to work with the Goshen Housing Trust to support its existing 18 units and recommended that the Trust be named in the POCD. Finally, soil-based zoning was raised as a topic of interest in place of the current acreage-based approach, on the basis that it could open development in areas where it is feasible while continuing to constrain development where it is not.

Economic Development

Comments centered on concerns about large-scale projects that would strain existing infrastructure capacity, including warehouses, solar farms, and large-scale manufacturing. Additional input expressed concerns about the expansion of existing commercial zoning and the effects this would have on neighboring properties. The difficulty of starting and maintaining businesses in Town was also discussed. Participants stated that the Planning and Zoning Commission should address potential expansion of the existing CB zone and the possible creation of new commercial zones during the POCD process.

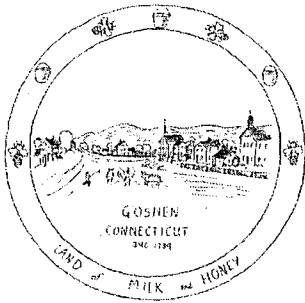
Natural Resource Protection

Residents shared their appreciation for the amount of protected open space in Goshen, along with the recognition that this protection places limits on development opportunity. Participants noted that watershed-protected towns like Goshen—which protect water quality for surrounding communities served by the Waterbury Water Company and Aquarion—should be recognized and incentivized for that service, and not mandated by state legislation to increase housing beyond what is sustainable for Goshen's infrastructure and taxpayers.

The enjoyment of Goshen's lakes and ponds—Tyler, Woodridge, West Side, and Dog Pond—was identified as central to the community, both for recreational enjoyment and as an economic-development asset. Participants emphasized that Goshen's rural nature is the keystone of the Town's identity.

An additional concern was the ongoing effort to manage aquatic invasive species, particularly hydrilla. The cost burdens experienced by other regional communities, including Salisbury (Twin Lakes), were cited. Participants also identified the need to manage the impacts of terrestrial invasive species, including along roadways.

A community issues survey was conducted between May 9 and May 23, 2026 to gather additional public input for the 2026 Plan of Conservation and Development.



TOWN OF GOSHEN

42A NORTH STREET GOSHEN, CT 06756-0187
PHONE 860 491-2308 x 232 FAX 860 491-6028

Marissa L. Wright, Zoning and Inland Wetlands Enforcement Officer

To: Planning and Zoning Commission
From: Marissa L. Wright
Subject: Activity Report
Date: MAY 7, 2026

54 Bare Hill Road. Letter sent to Gary Stengo Jr. requesting he notify the commission regarding date of when the commercial materials will be removed from the site and confirming that no further commercial activity will occur. Letter requested response within 10 days. Follow up email sent providing additional opportunity to respond by the next P&Z meeting, 26 MAY 2026. On 26 MAY 2026, received the following communication from Gary Stengo Jr.: "I can affirm what Alex of the forsaken lands said in his statement at the last meeting. We will NOT be hosting the haunt at this location moving forward.

They are actively in the process of disassembling and removing the materials from our property. All materials owned by them will be removed. I do not have an exact date they will be out by yet, but it is an active and ongoing process. As soon as I have a solid end date I will let you know by whatever communication means you require."

225 North Goshen Rd. Ike's responded on 7 MAY 2026 and is in contact with Wetland Scientist, Martin Brogie, LEP, *Principal Scientist, MBI*. He was scheduled to have the Scientist flag wetlands on 20 MAY, but Scientist had to cancel and was planning to reschedule for the week of 25 MAY. TBD

70 Turkey Hollow Lane, Pine Valley Materials, Jared Denis. Letter dated 18 MAY regarding site visit to quarry property. No zoning violations were apparent during site visit on April 24th, 2026. Activities at 70 Turkey Hollow Lane by Pine Valley Materials, LLC were, at the time of inspection, in compliance with the historic use of the property and in compliance with the zoning regulations of the Town of Goshen. During site inspection, we also discussed hours of operation. Please also reference letter dated September 30th, 2025 from previous Land Use Official, Spencer Musselman.

Multiple complaints from Buzzienna White, 192 Kubish Road, regarding reported wetland and zoning impacts on her property from 81 Kubish Road, dirt bike track area, equipment and disturbed soil.

Complaint from Jake Pogodzinski, 81 Kubish Road, regarding reported fencing, cameras, chairs, tires, tarps, streamers surrounding his property from 192 Kubish Road.

Site visits conducted, 192 and 81 Kubish Rd: Conducted site visits at 81 Kubish (Jake

Pogodzenski) and 192 Kubish (Buzzienna White) and spoke to both property owners. No apparent violations were present on the site. We have received additional correspondence from Buzzienna White requesting immediate action. Response was sent reiterating that no apparent Inland wetlands or zoning violations were present at the time of inspection.

411 Milton Road 27 APR 2026, Brain Hanacak UCE Fine Builders awarded phase 1 of project. Contacted me about being present at pre-work conference. Wright previous general comments on site: Steep slopes, area with previous tree removal is stabilized with early successional growth. Two silt fences remain in the uphill location from the previous clearcut. Will need to monitor site work carefully once work begins due to terrain of landscape. Unclear if calcs for rain gardens and storm flows were previously calculated by engineer on plans and specs. Suspect that more drainage to handle overflows may be needed in the event they occur. **Meeting held 17 APR with Bill Weckman of Richter Cegan. Spencer and I were present. Phase 1 pre-work meeting occurred with UCE Fine Builders on 8 MAY 2026. Discussed phases of work, scope, E&S controls, tree plantings etc. Phase 2 permitting and driveway discussed.**

Lee Wrimbach, 698 North Street, stopped in to check the status of zoning permit. I looked at the maps and conducted site visit to determine if any wetland impacts could occur. Completed site inspection and discussed with applicant that they will need to apply for wetlands permit prior to zoning. Application was accepted at last IWWC meeting. P&Z application on hold until approval from IWWC.

138 and 142 Allyn Road, Lot line adjustment questions/correspondence, provided guidance.

AJs Steak & Pizza, Complaints from Kim Durham, loud noise, smell from restaurant.

80 Holmes Road, Reports of operating an unapproved commercial retail business in RA5 Zone. Will contact owner shortly and verify regulations.

Permit Link: Lori & Marissa working to implement improvements/notifications.

Permits Issued:

599 Old Middle Street, permit 26-11ZP issued for farm store.

5 Wynwood Court, permit 26-12ZP issued for deck expansion.

11 Deer Run Ln, permit 26-8ZP issued for dwelling.

645 Beach Street, permit 26-10ZP issued for covered front porch.

26 Pond Ridge Drive, permit 26-9ZP issued for addition.

Heidi Jasperson liquor permit

Multiple Driveway permits