

**PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
PUBLIC FORUM
MAY 9TH, 2026 9:00AM
Held at Goshen Center School Gym**

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

EXCUSED: Dustin Mosley (A), Jerrold Abrahams (A,) and Chris Hurlburt (A).

OTHERS: Spencer Musselman, Town Planner, Seth Breakell, 1st Selectman and Lori Clinton.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES: The meeting was called to order at 9:07am by Mr. Carroll and he explained the format of the public forum.

IN A MOTION BY Mr. Lucas and seconded by Ms. Garceau, to call the public forum to order. Motion carried.

2. ATTENDANCE:

3. POCD PUBLIC FORUM:

Rod Zander, 127 North Street: Asked if there is a draft to look at and when the public hearing was going to be held. Mr. Carroll stated there is no draft and this is for your thoughts and what you would like to see. When the draft is complete there will be a public hearing. Also this forum is not a questions and answer forum but a time for the townspeople to speak about the Plan of Conservation and Development (POCD).

Janet Hooper, 217 Sharon Turnpike: Had the same questions. Nothing to go off of other than the 2016 copy. The biggest issue is lack of communication and how to communicate better. How do we better communicate?

Dawn Wilkes, 123 Brynmoor Court: Remembered the last one and the community was involved in group activities that were dynamic, well organized, included everyone that wanted to participate and well publicized and went into details of those sessions. Was disappointed that the only discussions had been with Town Commissions or committees and the POCD should be coming from us.

Cindy Barrett, 12 Dresden Court East: Was a member of Planning & Zoning (P&Z) from 2012-2025 and remembered the 2016 Planned Metrics event that was held and was well done. You can find that plan on the website as well as the current POCD. She is sure everyone is trying to do their best.

Mike Esposito, 70 Bentley Circle: Thanked the Commission and said they have a heck of a job ahead of them. Approximately 60% of Goshen is committed to State, Water Companies and other organizations which does not leave much more to develop and the soil is not conducive. Goshen is a granite bowl (water source) and the surrounding towns have to drive uphill to get here. Discussed that development will have to be secondary to conservation.

Dan Dilworth, 16 Park Road: Moved to town 3 years ago and loves it. One thing that makes him nervous is the spread of Hydrilla. It is thick, dense, spreads very easily and can be brought in from other lakes. He discussed the problem Twin Lakes was having and how Hydrilla can affect property values at all the lakes in town. The tax base of Goshen is supported by lake homes and the town should be more proactive on educating and finding out what can be done about Hydrilla.

Elizabeth Zander, 127 North Street: Echoes what previous speaker said except when it comes to vegetation. We are under assault by the birds and listed different plants that they are spreading. Need to educate people on having new roads and the birds spreading vegetation to the forest.

Bryan Beausoleil, 99 Old Middle Street: Thanked P&Z for having the forum and sending out the mailers. Has questions on the 8-30g affordable housing plan. Why did

**PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
PUBLIC FORUM
MAY 9TH, 2026 9:00AM
Held at Goshen Center School Gym**

the 10% requirement change from the original 20%? If we will have input in the NW Hills plan for all the towns and if Goshen has been approached by any developers to put in affordable housing?

Jen Ortiz, 71B Bartholomew Hill Road: Is hearing of battery farms and Amazon warehouses popping up and wanted to know if anything is in place so that if this does come up in town everyone is fully aware of it.

Stan Danielczuk, 738 Sharon Turnpike: Would like to know the effect of a zone change to the Wright property on Sharon Turnpike and the benefit. He mentioned the Mohawk Trailer Park that used to be next door to him and what effect that zone change could have. What will it mean to other people on the road if others come in wanting that zone change.

Rod Zander 127 and 131 North Street: Discussed how difficult it is to have a business in town, expanding the center business zone and perhaps creating a new commercial zone in the POCD.

Mike Esposito, 70 Bentley Circle: He is on the Affordable Housing Committee but stressed he is here as Mike Esposito and not representing the Affordable Housing Committee (stated several times). He supports affordable housing and wants Goshen to control it. He discussed that contractors can come in from out of state, approach P&Z and they have few tools to protect what the people of Goshen want. He discussed Goshen Housing Trust having a viable role as well as doing what the State is requiring or we could lose State funding. He discussed State funding versus outside companies' cost difference to the town.

Dawn Wilkes, 123 Brynmoor Court: Thanked Mike. It would behoove Goshen to work with the private 501c3, Goshen Housing Trust in Town that is responsible for the 18 affordable housing units in Town. Also any entity in Town that handles affordable housing should be mentioned in POCD. Talked about POCD focusing on conservation and development together and looking at a soil based zoning rather than 5 mile zoning.

People were encouraged several times throughout the meeting to talk and were given different topics to speak on.

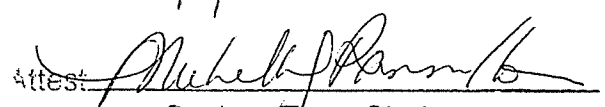
IN A MOTION BY Mr. Lucas and seconded by Ms. Zbinden, to close the public forum. Motion carried.

4. ADJOURNMENT:

IN A MOTION BY Mr. Lucas and seconded by Ms. Garceau, to adjourn the meeting at 9:45am. Motion carried.

Respectfully submitted,


Lori Clinton
Commission Clerk

Received May 12, 2026 11:12am
Attest: 
Goshen Town Clerk
ASST