

PLANNING & ZONING COMMISSION
MEETING MINUTES
APRIL 28, 2026 – 7:30PM
HELD AT GOSHEN TOWN HALL
Hybrid Meeting

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

EXCUSED:

OTHERS: Spencer Musselman, Land Use Official, Marissa Wright, ZEO and Lori Clinton.

- 1. CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:30pm, by Mr. Carroll.
- 2. ATTENDANCE:** Taken by Ms. Garceau.
- 3. APPROVAL OF THE MINUTES:** March 31, 2026 special meeting minutes, correction by Ms. Zbinden (page 2 middle paragraph met to meeting). April 11, 2026 special meeting minutes approved as written.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to approve the special meeting minutes from March 31, 2026 with change. Motion carried.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to approve the special meeting minutes from April 11, 2026 as written. Motion carried.

- 4. PUBLIC HEARING:** Mr. Denis recused himself at 7:33pm and Mr. Hurlburt was seated.

- A. Jared Denis, West Goshen Properties, 660 and 664 Sharon Turnpike - Rezone both properties to center business zone:** Public Hearing was reopened and original Public Notice was read by Ms. Garceau. Mr. Carroll asked if anyone would like to speak:

Ms. Josephine Radocchio, 512 Sharon Turnpike: Didn't feel that the minutes had enough information to make an educated decision and wondered if there would be another presentation. Wanted to know the potential impact of transition of these buildings on the community, the small home based businesses and business circle. She is looking for more details, transparency. If we don't have transparency you will have a negative vote. The only thing agreed with was updating the septic.

Janet Hooper, 217 Sharon Turnpike: These lots are preexisting lots, grandfathered in and would like to know why they feel it is necessary to alter to the center business zone. Why can't they work within the parking lot or structure that already exists? This can open a door to anyone, anywhere to say we are not part of the central business zone.

Johanna Kimball, 522 Sharon Turnpike: This is in a settled residential area and is in no proximity to Town Center (Town Hall, Churches, School, Library, Banks, Theater, Post Office) and is an isolated piece of property. Please postpone until the approval of 2026 POCD.

Roger Kimball, 522 Sharon Turnpike: Others have already mentioned worthwhile considerations. He mentioned for context purposes that property 638 Sharon Turnpike is

also owned by the applicant and wraps around the back of the other 2 properties. Would like to know if there is any long term plan to connect the 3 properties. He thought that context would be good to have and on record.

Jared Denis, 61 Bartholomew Hill Road: They are a preexisting commercial which is different from the homebased businesses in town and it should not open the door to them doing this. For the why, Spencer would be better to explain, but in order to get the approval for the septic (and both properties are preexisting commercial) the zoning has to be changed. Mr. Musselman: Believes with 2 separate parcels there is a state health code involved and without some extra legal protections like easements on the parcel. They are proposing to raise the home and install a parking lot. You can't have a parking lot for non conforming use on a different property and they are trying to bring it up to compliance with zoning regulations. Submitting the application will help run the business effectively with employees parking in that area, complying with zoning regulations and installing the septic system. Mr. Musselman reviewed again. Ms. Kimball: What about change of use? Mr. Carroll: Have to change the zone in order to keep use. Mr. Musselman: Every property that comes for a zone change has its own unique situation. He reminded everyone that they need to approach the podium to speak. Mr. Denis: 638 is a residential property and you need a very specific reason to go through this process. His is for septic at 660. To do residential to commercial he does not see that happening in Goshen. Mr. Kimball: Thank you for explaining 638 and I am curious if it is possible to satisfy the parking and septic on 664 or is the raising of the house on 660 the only way? Mr. Denis: At the moment regarding the septic, myself, engineer and Torrington Area Health have all agreed to try and do it this way. From an environmental stand point this is the best place for the septic. If the parcels are not combined some type of septic repair has to be done. They would like to see it done this way. The house is not worth salvaging. In his opinion, he would like to see it demolished and a parking lot in the same footprint. Mr. Kimball: Is this to satisfy the existing requirements or expansion of business. Mr. Denis: Existing. There will be 6 or 7 parking spots where the house is. That will not be 6 new employees today but he is not saying it won't expand. Mr. Carroll: The site plan is here to review the foot print of the house and the driveway. Those are the only areas that will be impacted, no further impervious area will. That is something they looked at when reviewing the plan. Mr. Musselman: This is a zoning change application and if approved he still has to come back with a site plan for the raising of the structure and the parking lot. So this is not the end of the application. Ms. Wright: Does not feel she has enough information to provide guidance since she is new. There is something in the State of CT that allows for temporary zone changes which would not require a permanent map change so something like this can be done. This may be something we look at in the future. Not sure this will work for this one. Ms. Zbinden: The location of the new septic with respect to the home? Does it have to be raised? Mr. Denis: It goes in place of the old septic of the house which will go to the steel building.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to close the Public Hearing at 7:56pm. Motion carried.

Ms. Zbinden: Can you repair the septic and not raise the house? Mr. Carroll: Believes that the house is not salvageable but the septic isn't going exactly where the house sits. Ms. Zbinden: So the septic can be repaired? Mr. Carroll: That isn't what we are here to discuss. Mr. Musselman: This is just a zone change and how it fits. The intent doesn't

matter. Ms. Garceau: The septic has to be on the same parcel it is servicing. The rules of that septic placement was discussed, but does not apply to the zone change. Mr. Lucas: If we do zone change and this structure changes hands and it does become the center business zone and becomes 3.5.2.7 equipment repair then someone wants to do 3.5.2.1 retail store will that be another special permit? Mr. Musselman: Whatever the use says under center business determines site plan or special permit process that the Commission would have to approve first.

Mr. Carroll: No action needs to be taken, there is no motion to take a vote at this time we will follow up at our next regular meeting.

IN A MOTION BY Ms. Zbinden and seconded by Mr. Hurlbert, to table until the May meeting. Motion carried.

5. OLD BUSINESS: POCD Update.

A. POCD: Flyer was discussed as was the budget for printing and mailing.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to approve up to \$1,200 for printing and mailing of flyer. Motion carried.

Mr. Hurlbert was unseated and Mr. Denis returned to his seated position as a regular member at 8:03pm.

Housing: Mr. Musselman explained the 4-year moratorium, the timeline notification requirements to the Northwest Hills Council of Governments (NHCOG) for the Affordable Housing Plan, updated some of the language to be accurate with the Housing Bill that passed last year, changed senior housing to affordable senior housing and that he had made language revisions to the last section of Affordable Housing Mechanics Under 8-30g.

Ms Garceau requested a different position of the references on the graphs. Mr. Carroll asked the Commissioner to review and research if the numbers are accurate and if they would like to show the 10 or 14 year numbers. Under recommendations it was asked to include a section on encouraging the use of existing structures rather than building new.

Natural Resources: Will be reviewed on Monday and Mr. Musselman will do the sustainability draft and Mr. Carroll will follow up with the Historical Society.

Survey: Terms of survey discussed: 1 survey per person, if Section 1 not completed will not be counted, will not be active until May 9th. Date for survey to completed to be added; Section 1 approved; Section 2 approved; Section 3 add the percentage of Goshen that is protected to question; Section 4 approved; Section 5 make a housing diversity section and move other areas to section 6; Section 6 to be replaced with last 3 questions in section 5 and formatted like other sections; Section 7 approved; Section 8 remove "Region 5" from 4th item and "and facilities" from 5th item; Section 9 Mr. Carroll asked this wording be changed to focus on prioritizing good drainage practices and change the selections wording; Section 10 asked to remove (community pool, expand

trails) and put different language; Section 11 approved; Section 12 approved.

Mr. Musselman will have changes out on Thursday.

Mr. Carroll did a quick recap: housing section and survey to be updated and emailed on Thursday to Commissioners; Commissioners to review new housing section and survey by Monday meeting; flyer out to all homes and post on social media and other places; survey information will be on flyer; physical copy of survey available at Town Hall, on website and social media. All should be done by Monday's meeting.

- B. Ikes Auto Body, Inc., 225 North Goshen Road, updated and site walk review from January 20, 2026:** 1st Selectman Breakell spoke on updates: Water from 10 homes near 225 North Goshen Road was tested and came back negative and we now have a baseline; Zoom call was done with DEEP and they felt it was no longer their problem but a Goshen Land Use issue; he has a 10-15 page report from DEEP that will be submitted to Land Use office along with an email on the lack of response by DEEP he sent to all our Town State Reps. Two responses received that they will followup; Mr. Carroll asked for a new cease and desist since there was no response from the property owner to Planning & Zoning (P&Z). Mr. Musselman explained they have a certain amount of time to respond and that has passed but the cease and desist still stands. It was clarified that they cannot do anything without coming to P&Z and Inland Wetlands (IWC) first. Ms. Wright said there has been no communication from them and has no other updates. Mr. Musselman reminded everyone that the show cause continued hearing with IWC will be next month. Mr. Carroll did want the ZEO to follow up that no other action needs to be done by P&Z.

6. NEW BUSINESS:

- A. Forsaken Lands, 54 Bare Hill Road, Status:** Ms. Wright read the Zoning Violation letter into record. Mr. Carroll asked if she had any other information, which she said no, just an email received on April 25, 2026 that the owners of Forsaken Lands have started to remove the haunted items and are relocating.

7. ZEO REPORT: Ms. Wright did a review of her ZEO report for April 28, 2026.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to approve the ZEO report for April 28, 2026. Motion carried.

8. CORRESPONDENCE: None.

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

- 10. PUBLIC COMMENT:** George Kral, 25 Shearshop Road: Thanked the Commission for their hard work and doing a good job. Alex Fortuna, 54 Bare Hill Road: He is the owner of Forsaken Lands and they will no longer be holding the event at 54 Bare Hill Road and moving out of Goshen as soon as possible. We hear you and understand you but do not have a final date for having everything removed. Any concerns to let him know.

Planning and Zoning
April 28, 2026
Page 5 of 5

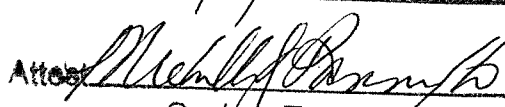
11. ADJOURNMENT:

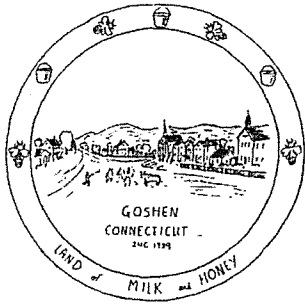
IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 9:21pm. Motion carried.

Respectfully submitted,



Lori Clinton Commission Clerk

Received 04/30/2026 1:32 p.m.
Attest 
Goshen Town Clerk
BST



TOWN OF GOSHEN

42 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

ZONING VIOLATION NOTICE

Via Certified Mail and email

April 28, 2026

Gary A Stango, Jr.
54 Bare Hill Road
Goshen, CT 06756

Re: 54 Bare Hill Road, storage and use of commercial materials and commercial use regarding the Forsaken Lands Event in a residential zone (RA-5)

Dear Mr. Stango:

Your property, 54 Bare Hill Road, is zoned Residential-Agricultural (RA-5). Commercial and non-agricultural related storage and use for non permissible events has been occurring on your property by a 3rd party "Forsaken Lands" for approximately six months. The commercial entity is not the property owner or resident, thus the current use of the property for storage of commercial materials and the use of the property for commercial purposes and Forsaken Lands event is not a permissible use under Goshen's Home-Based Business regulations in zone RA-5. You have notified our office via email on 25 April 2026, that the 3rd party is in the process of removing the commercial materials from your property and that the commercial event will cease.

Please contact the Land-Use Office within ten (10) days of receiving this letter with a detailed action plan outlining how you plan to bring your property into compliance and the date at which the commercial items will be fully removed from your property and confirm that the event will not be taking place in the future. Failure to do so will result in further enforcement action. The Town of Goshen requests that this issue be resolved immediately. If you have any questions, please contact me via email at landuse@goshenct.gov.

Sincerely,

Marissa L. Wright
Zoning & Wetlands Enforcement Officer Cc:

Planning and Zoning Commission