

PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
APRIL 25, 2026 – 10AM
HELD AT GOSHEN TOWN HALL
Hybrid Meeting

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

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

OTHERS: Spencer Musselman, Town Planner, and Lori Clinton.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES: The meeting was called to order at 10:03am by Mr. Carroll.

2. ATTENDANCE: Taken by Ms. Garceau.

3. POCD: Updates/status:

HOUSING BOARD

Background: No changes

Issues:

Current Affordable Housing Status: Include the 2025 CT Department of Housing Affordable Housing Appeals List reports; Mr. Musselman to verify counting of CHFA.

Housing Diversification: Registration portal discussed and perhaps the wording should be adjusted in this section and Mr. Musselman given permission to adjust; senior housing paragraph discussed and would like to reference where that survey came from as well as including that question in the upcoming survey.

The 10% Threshold: Arithmetic and Environmental Constraints: Last sentence fix safety of health to health and safety and verify which court; Mr. Musselman to come up with better wording for the second paragraph and bring it back to the Housing Commission since it seems to be missing a step.

HB-8002 and the Regional Housing Growth Plan: Move this section between Housing Diversification Goals and The 10% Threshold: Arithmetic and Environment Constraints; Mr. Musselman to fix verbiage that 20% is the max recommendation amount. Other items listed were verified.

Affordable Housing Mechanics Under 8-30g: add "of the (AMI)" after "family earning 80% (or less)"; Mr. Musselman will combine the appeals process section on page 2 and 3; Mr. Carroll to ask Housing Commission the intent of the last section since they all understand it differently, then Mr. Musselman can clean up the paragraph.

Housing Demand & Recent Construction: Would like the years and number of new homes turned into a graph and Mr. Musselman will have Ms. Wright verify the numbers in permit link and Mr. Carroll to check with Mr. Zibell; need a bridge sentence at the end of the first sentence.

Current Housing Programs and Inventory: Second to the last sentence incorrect and Mr. Musselman will get the correct information and provide documentation, should be above average and Mr. Carroll to find out where they got the information referenced; Mr. Lucas would like the numbers checked in the population and demographics graph; Mr. Musselman would like to add the number of houses owned and number rented; the ACS mini census can be used for the graph, change to 6 columns and use data from 2015-2025 and keep "changes" column.

Recommendations: Move "Recommendations" to next page and change bullet points to table; wealth gap, home ownership, new home owner vouchers, historic overlay districts (some type of signage done) were discussed.

Mr. Musselman is going to try and get changes done by Sunday evening.

ENVIRONMENTAL & RESILIENCE

Commissioners to review for the next meeting.

HOUSATONIC VALLEY ASSOCIATION: map quote was discussed.

IN A MOTION BY Ms. Garceau and seconded by Mr. Lucas, to accept the NRI proposal from Housatonic Valley Association for \$1,250 with adding digital copies to the proposal. Motion carried.

FLYER: Flyer to be ½ sheet front and back, link to survey, mention copies available at Town Hall, approve at the Tuesday meeting then mailed on Wednesday. QR code discussed. Mr. Musselman to let the Chairman know as soon as completed.

SURVEY: Short discussion had on survey, but to be reviewed and approved on Tuesday. Multiple choice preferred and comments put at the end.

Ms. Zbinden asked about the low impact impervious pavement and if included in the housing section.

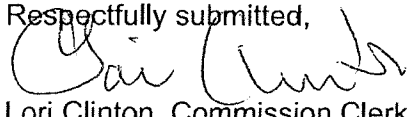
Mr. Carroll to follow up on the historic section. Ms. Zbinden and Ms. Clinton to check if they have the sustainability from Ms. Barrett.

Special Meeting set for May 4th, 2026 at 6pm.

4. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 11:43am. Motion carried.

Respectfully submitted,



Lori Clinton, Commission Clerk

Received April 28, 2026 @ 1:29 PM

Attest Barbara L. Brun
Goshen Town Clerk