

GOSHEN PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Tuesday March 31, 2026, 7:30 p.m.
Goshen Town Hall, 42A North Street – Goshen, CT
Hybrid Meeting

1. Call to Order

Chairman Jon Carroll called the meeting to order at 7:31 pm. Shilo Garceau then took attendance.

2. Attendance

Members Present: J. Carroll, S. Garceau, L. Zbinden, J. Denis, P. Lucas (Z) C. Hurlburt (A).

Members Absent: D. Mosley (A), J. Abrahams (A).

Others Present: S. Musselman, M. Wright.

Appointment of Alternates: C. Hurlburt during item #4a.

3. Approval of the Minutes:

a. Regular Meeting – February 24, 2026.

L. Zbinden moved to approve the 2/24/26 minutes. J. Denis seconded and the motion to approve carried unanimously except for P. Lucas who abstained.

b. Special Meeting – March 14, 2026

L. Zbinden had the following changes to the 3/14/26 minutes: 1) Under item #3 “Visions for Housing” add that reduction of impervious coverage for item #6 was discussed. 2) Under item #4a add that discussion was had on creating another business zone. 3) The correct date for the public hearing under item #4a is 4/28/26. With no further discussion L. Zbinden moved to approve the 4/14/26 minutes as amended. J. Denis seconded and the motion to approve carried unanimously except for P. Lucas who abstained.

4. Public Hearing:

J. Denis recused himself at 7:39 pm before discussion on item #4a began and sat in the audience. J. Carroll seated C. Hurlburt for J. Denis.

a. Jared Denis, West Goshen Properties, 660 and 664 Sharon Turnpike – Rezone both properties to the CB – Center Business zone. Application received 2/24/26. Public hearing opened 3/31/26 and continued to 4/28/26.

Before opening the hearing J. Carroll explained the ground rules of the hearing and explained that the hearing would be continued to the 4/28/26 meeting. S. Musselman then read the legal notice published in the Republican-American into the record. J. Denis was

present for the application and gave an overview of the application to rezone 660 & 664 Sharon Turnpike from RA5 → CB. The properties have been commercially used going back to at least the 1970's before zoning was established in Goshen. There is no change to the use of the property being considered. The purpose of the application is to bring the properties into compliance and replace two failing non-compliant septic systems with a compliant system.

With no further discussion J. Carroll opened the hearing to the public for comment:

- Brian Beausoleil, 99 Old Middle Street – Inquired as to what would happen if the zone change were to be approved and what new uses would then be able to be done on the property.
- Seth Breakell, 1st Selectman – Re-affirmed J. Denis' statement that the commercial use of the property predated zoning in Goshen as it was his father's business, Breakell & Ives. S. Breakell is concerned that this is being done before the 2026 POCD is finished and discussed that it might be worthwhile to consider delaying action on the proposed zone change until after a potential new commercial zone is developed that would be more appropriate for businesses outside of the town center.

With no further public comment J. Carroll turned the meeting back to the Commission for discussion.

L. Zbinden read a statement she wrote regarding the existing pattern of commercial development in Goshen. At the time of the adoption of the zoning regulations, it was the intent of the CB zone to only include businesses that are within the town center. The dispersed pattern of other businesses throughout town don't fit neatly within the CB zone. L. Zbinden encouraged the Commission to consider establishing a new commercial zone and that public input should be sought out for this process. She noted that additional requirements for screening should be added and that the commercial uses for the current CB zone should be re-examined and different uses would likely be reasonable between the existing CB and a potential new zone.

With no further discussion the hearing was continued to the 4/28/26 meeting and J. Denis was reseated.

5. Old Business – POCD updates/status.

As Commissioners received the POCD Housing Section at the meeting discussion was tabled to a special meeting scheduled for 4/11 at 10am. S. Musselman gave a brief overview of the section and adding encouragement of low-impact development standards was discussed. S. Musselman will incorporate into the document and submit at the next meeting. An email will be circulated to select two dates for POCD public forums one will be a weekday and the other will

be a weeknight to give the community flexibility to attend. S. Musselman will check with S. Breakell for the availability of the gym.

6. New Business: None.

7. ZEO Report

There was no report for March. S. Musselman noted that the Commission should move to appoint M. Wright as the new Zoning Enforcement Officer. S. Garceau moved to appoint M. Wright as ZEO. L. Zbinden seconded and the motion carried unanimously.

8. Correspondence: None.

9. Other Business Proper: None.

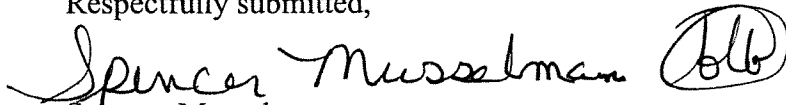
10. Public Comment:

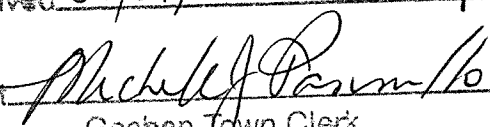
- Clyde Breakell, 72 Bare Hill Road – Wanted an update on Forsaken Lands enforcement issue at 54 Bare Hill Road.

11. Adjournment

L. Zbinden moved to adjourn at 8:22 pm. S. Garceau seconded and the motion to adjourn carried unanimously.

Respectfully submitted,


Spencer Musselman
Town Planner
Goshen, CT

Received 04/09/2026 2:06 PM
Attest 
Goshen Town Clerk
ASST