

**PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
MARCH 14, 2026 – 4PM
HELD AT GOSHEN TOWN HALL
Hybrid Meeting**

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

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

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

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 4:09pm by Mr. Carroll.

2. **ATTENDANCE:** Taken by Ms. Garceau.

3. **POCD:** Updates/status:

MUNICIPAL FACILITIES:

Municipal Facilities - Background Assessment:

Town Hall Complex 42A North Street: Ms. Zbinden had some more information on Scoville Park, discussion had and written changes given to Mr. Musselman.

Recreational Facilities 291 Beach Street: Mr. Musselman to double check if East Street South and North have addresses.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to APPROVE the Municipal Facilities section of the 2026 POCD with Ms. Zbindens written changes. Motion carried.

HAZARD MITIGATION & EMERGENCY MANAGEMENT:

IN A MOTION BY Ms. Garceau and seconded by Mr. Denis, to APPROVE the Hazard Mitigation & Emergency Management section of the 2026 POCD. Motion carried.

IN A MOTION BY Mr. Denis and seconded by Ms. Garceau, to have a 10 minute recess to review the Goshen Housing Statistics, Planning and Recommendations at 4:20pm. Motion carried.

HOUSING:

After the meeting resumed at 4:30pm it was discussed that formatting will have to be changed to be the same as the POCD and Mr. Musselman will redo and put in suggestions.

Housing and Housing Diversity: Will need to be reformatted and paragraphs 3 and 4 will go under recommendations and paragraph 5 is not needed.

What is and is not Affordable Housing: This section is not needed.

By the numbers, potential town impact from new State housing regulations: The 20% does not seem correct and Mr. Musselman to look into. The last paragraph is important to keep and include section 2) in the last paragraph instead.

Local Housing Demand: Mr. Musselman to confirm the numbers.

Housing, Building and Development: The last sentence was good and Mr. Musselman to double check the census numbers and reword the section.

Visions for Housing: This section will go under recommendations. #6 will have to be discussed in public forum; #8 take out and move to #14; #10 can't change due to state statutes; #12 is good; #13 need to correct; #14 leave and #8 will go with this. Mr. Musselman will make some more changes and this section will need to be reviewed again.

It was discussed to include the 250th anniversary in the POCD. A date for a public forum was discussed as was holding it in the gym. Updates to be sent out as well as suggested dates for public forum by Mr. Musselman.

4. OLD BUSINESS:

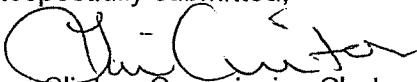
- A. Jared Denis, West Goshen Properties, 660 and 664 Sharon Turnpike Rezone both properties to center business zone:** Mr. Denis provided a site plan and reviewed: in the process of combining the 2 lots; foot print to remain the same and are planning to replace the existing septic; a few revisions are being done and will have for the public hearing. Ms. Zbinden reviewed with the Commission the Town Center Business Zone regulations, nonconforming and other zoning options. She is concerned that doing this may open the flood gates, they would be setting precedence and it needs to be transparent. Setting a Public Hearing this fast may not seem transparent; Mr. Musselman did not feel this would open the floodgates and Mr. Carrol felt they were being transparent; more discussion had on preexisting as well as the Town Center Business Zone; Ms. Zbinden was still concerned and agreed to set a public hearing with it remaining open until the April meeting.

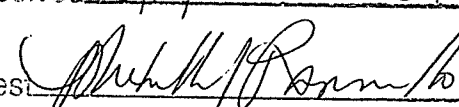
IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to set a public hearing for Jared Denis, West Goshen Properties, 660 and 664 Sharon Turnpike change property zoning from preexisting nonconforming to Town Center Business Zone on March 31, 2026 and leave open until April 26, 2026. Mr. Denis recused himself. Motion carried.

5. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 5:51pm. Motion carried.

Respectfully submitted,


Lori Clinton, Commission Clerk

Received 03/17/2026 2:15 PM
Attest 
Goshen Town Clerk
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