

PLANNING & ZONING COMMISSION
MEETING MINUTES
FEBRUARY 24, 2026 – 7:30PM
HELD AT GOSHEN TOWN HALL
Hybrid Meeting

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

EXCUSED: Patrick Lucas, Chris Hurlburt (A) and Jerrold Abrahams (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 7:33pm, by Mr. Carroll. Mr. Mosley was seated by Chairman Carroll.

2. ATTENDANCE: Taken by Ms. Garceau.

3. APPROVAL OF THE MINUTES: January 27, 2026 regular meeting minutes, changes as attached by Ms. Zbinden minus the surname spelling of Mr. Mosley. February 7, 2026 special meeting minutes corrections as attached by Ms. Zbinden; Ms. Garceau, change GCC, to Goshen Conservation Commission on page 2.

IN A MOTION BY Ms. Garceau and seconded by Mr. Mosley, to approve the regular meeting minutes from January 27, 2026 with changes. Motion carried.

IN A MOTION BY Ms. Zbinden and seconded by Mr. Denis, to approve the special meeting minutes from February 7, 2026 with changes. Motion carried.

4. PUBLIC HEARING: None

5. OLD BUSINESS: POCD Update.

MUNICIPAL FACILITIES:

Fundamental changes were submitted by Ms. Zbinden.

Recreational Facilities: Section Other Recreation Properties: Insert East Street North trail to Reuben Hart Reservoir as the 3rd bullet point under East Street North 95-acres. Mr. Musselman will look into getting addresses for the locations listed under other recreational properties.

Recommendations: Section 3: To be changed to Ms. Zbinden's suggestion: "If it is determined that additional facilities are required to meet the needs of the Town that this development include the adaptive reuse of both existing conforming center business zoned businesses and non-conforming businesses or structures wherever possible." **Section 4:** Mr. Musselman will work on the wording of this section. **Add Section 5:** For safety reasons there should be addresses assigned to the other recreation properties in the Town of Goshen (Mr. Musselman to work on wording).

Hazard Mitigation and Emergency Management: Would like the section on "risk of wildfires" to be better explained/expanded on; add improving of grid resilience (with the increase of EV charging stations in homes this could put a strain on the grid and perhaps

work with other towns on a plan for Eversource).

Special Meeting will be on March 14, 2026 at 4pm. Mr. Musselman is reviewing Conservation Commission questions/changes with Mr. Kinsella. Will do final review of changes on Municipal Facilities, Hazard Mitigation and Emergency Management and will start reviewing Library and Housing.

6. NEW BUSINESS:

IN A MOTION BY Ms. Garceau and seconded by Mr. Mosley, to add 6A. Jared Denis, West Goshen Properties, 660 and 664 Sharon Turnpike to rezone both properties to center business zone. Motion carried.

- A. Jared Denis, West Goshen Properties, 660 and 664 Sharon Turnpike - Rezone both properties to center business zone: Briefly discussed and will add to March 14, 2026 special meeting agenda to review information and schedule a Public Hearing.

IN A MOTION BY Mr. Mosley and seconded by Ms. Zbinden, to ACCEPT application for Jared Denis, West Goshen Properties, 660 and 664 Sharon Turnpike to rezone both properties to center business zone. Mr. Denis abstained. Motion carried.

7. ZEO REPORT: Only one permit was issued and Mr. Musselman will be going through and cleaning up old permits that been haven't paid and no longer require processing.

IN A MOTION BY Ms. Zbinden and seconded by Mr. Mosley, to approve the ZEO report for February 24, 2026. Motion carried.

8. CORRESPONDENCE: CT Federation annual conference was discussed as well as education hours (Commissioners were asked to report hours to Clerk) and new housing bill. Mr. Musselman can give a brief overview of the housing bill at the next meeting.

9. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION: 2026-2027 budget was discussed.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to approve the 2026-2027 Planning and Zoning budget for \$4,415. Motion carried.

10. PUBLIC COMMENT: Wendy Costa, 26 Meadow Crest South: Thanked the Commission for their work and she is learning about so many aspects of the town.

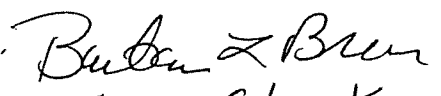
11. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 8:26pm. Motion carried.

Respectfully submitted,



Lori Clinton Commission Clerk

Received Feb. 25, 2026 @ 2:04 p.m. Attest: 
Tina Clerk