

PLANNING & ZONING COMMISSION
MEETING MINUTES
JANUARY 27, 2026 – 7:30PM
HELD AT GOSHEN TOWN HALL
Hybrid Meeting

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

EXCUSED:

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

- 1. CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:30pm, by Mr. Carroll.
- 2. ATTENDANCE:** Taken by Mr. Carroll.
- 3. APPROVAL OF THE MINUTES:** October 28, 2025 minutes corrections made by Ms. Zbinden: Abraham to Abrahams; page 2 under economic development second paragraph rules should be rural, pages 31, 32 and 33 change to Roads and Circulation; header on third page Page 2 of 3 should be Page 3 of 3. November 18, 2025 minutes corrections made by Ms. Zbinden: Abraham to Abrahams, Mosely to Mosley; Section 8 ordinance should be ordinance; Section 9 should say Determining if a road should be discontinued or consideration should be given whether a road may be needed for emergency access or to serve as a connector for a trail or hiking system; Section 10 NW CT should be NWCTD; header on third page Page 2 of 3 should be Page 3 of 3. December 16, 2025 minutes corrections made by Ms. Zbinden: Abraham to Abrahams, Mosely to Mosley; Public Hearing add None; Economic Development Section 6b The Suggery to The Snuggery.

IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to approve the regular meeting minutes from October 28, 2025 with changes above. Mr. Lucas abstained. Motion carried.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to approve the regular meeting minutes from November 18, 2025 with changes above. Mr. Lucas abstained. Motion carried.

IN A MOTION BY Ms. Garceau and seconded by Mr. Denis, to approve the regular meeting minutes from December 16, 2025 with changes above. Mr. Lucas and Mr. Carroll abstained. Motion carried.

4. PUBLIC HEARING: None

5. OLD BUSINESS: POCD Update:

Ian Kinsella did a brief review of the Goshen Conservation Commission and said that they can only advise and do not make policy. The Open Space Plan was redone for 2025 and he reviewed the recommendations. The Chairman said that they will review and send back any suggested changes.

ECONOMIC DEVELOPMENT:

Issues: **Section 4:** Add to the end of the last sentence ", while being mindful of the carrying capacity of existing infrastructure."

IN A MOTION BY Ms. Zbinden and seconded by Mr. Denis, to approve the Economic Development section of the POCD for 2026 with changes made on January 27, 2026. Motion carried.

ROADS AND CIRCULATION:

Issues: **Section 1:** Remove extra space between Rural Roads; remove rustic. **Section 2:** Spencer to triple check 54.02 with Garret.

Recommendations: **Section 1a iv:** 14 should be ¼. **Section 4:** add see section 6. **Section 6:** take out i.e. 18ft. **Section 8:** see attached changes submitted by Ms. Zbinden for changes to this section.

IN A MOTION BY Ms. Zbinden and seconded by Mr. Denis, to approve the Roads and Circulation section of the POCD for 2026 with changes made on January 27, 2026. Motion carried.

MUNICIPAL FACILITIES:

Issues: **Section 2:** Change 15 to many.

Municipal Facilities - Background Assessment: Leave for public forum.

Town Hall Complex: Section was discussed and decided that Mr. Musselman will draft something for this section.

Public Library: Make "Additional community meeting room space has been identified as a need." the last sentence and wait to hear from the Library Board if the last part needs to be included.

Goshen Center School: Mr. Musselman will clean up the language to include the following: Goshen Center School part of Region 20 School District with PreK-5th; 6-8th grade Plumb Hill; 9-12th grade is Lakeview High School. Changes made with the merger that happened in 2024.

Public Works Garage: Mr. Musselman will clean up the language, and the language will include the future need to expand, needs to be evaluated.

Fire and Ambulance Station: Mr. Musselman will clean up the language, take out the last sentence and the language will include the future need to expand, needs to be evaluated.

Police: Add Troop B, North Canaan.

Recreational Facilities: Mr. Musselman will get updated notes from Recreation on their recommendations. Some suggestions from P&Z: Town owned lands should be farmed if feasible. For Recommendations Mr. Musselman will work on language for the next meeting.

The next time to meet was discussed and February 7, 2026 10am will be a special meeting. Email will go out with changes made at this meeting.

6. NEW BUSINESS: None.

7. ZEO REPORT: Only one permit was issued and Mr. Musselman will do a report next month.

8. CORRESPONDENCE: None.

9. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION: Elections

IN A MOTION BY Ms. Zbinden and seconded by Mr. Denis, to Nominate Jon Carroll for Chairman. Motion carried.

IN A MOTION BY Ms. Garceau and seconded by Mr. Carroll to Nominate Lu-Ann Zbinden for Vice Chairman. Motion carried.

IN A MOTION BY Mr. Carroll and seconded by Mr. Lucas, to Nominate Shilo Garceau for Secretary. Motion carried.

10. PUBLIC COMMENT: Wendy Costa, 26 Meadow Crest South: Thanked the Commission for their work on the POCD.

11. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 9:02pm. Motion carried.

Respectfully submitted,


Lori Clinton Commission Clerk

Received Feb 12, 2026 @ 9:56 AM.

Attest Rebecca Z Breen
Goshen Town Clerk

*Lufkin
Suggestions*

Section 8. Recommendations Concerning "Abandoned" and "Discontinued" Roads

The Town has made substantial progress in reducing its "old road systems" and the potential cost and liability that goes with owning miles of road rights-of-way that are no longer improved or maintained for vehicular travel. Many "abandoned" roads have been formally "discontinued", meaning the Town has given up the right-of-way and allowed the ownership of these old roads to revert to adjacent private property owners. Before determining whether a road should be "discontinued" or not, consideration should be given to whether the road could be used for emergency purposes, or to connect to another town road, or to an "abandoned" or "discontinued" road or to a hiking trail.

8a.

Section ~~8~~. Abandoned Roads for Recreational Use:

After considering the future potential use of an abandoned road and the cost to improve them, the Town may determine that certain "abandoned" roads are no longer of potential value for vehicular use. Under a provision of the Connecticut General Statutes, towns can retain abandoned roads for recreational use only as hiking and walking trails. The Conservation Commission, Selectmen, Land Trusts, Planning and Zoning Commission, and the townspeople should jointly investigate the potential for using "abandoned" road rights-of-way for walking and biking trails.