

**TOWN OF GOSHEN
PLANNING & ZONING
SPECIAL MEETING MINUTES
TUESDAY JULY 7, 2026 – 7:30PM
Hybrid Meeting**

1. CALL TO ORDER AND APPOINTMENTS OF ALTERNATES:

Mr. Carroll called the meeting to order at 7:30pm at the Goshen Town Hall. No alternates appointed.

2. ATTENDANCE:

Members Present: Jon Carroll, Lu-Ann Zbinden, Shilo Garceau, Jared Denis(Z), Patrick Lucas(Z), Chris Hurlburt(A) and Jerry Abrahams(AZ) signed on at 745pm. Z=Zoom and A=Alternate

Members Excused: Dustin Mosley.

Others: Spencer Musselman and Lori Clinton.

3. OLD BUSINESS: POCD updates.

BACKGROUND: Take out small in the first sentence and change waterfront to "residential".

ISSUES: It was confirmed that the 2026 CT Department of Housing (DOH) Affordable Housing Appeals List was not complete yet; indent ALL 1st paragraphs in document; in 2nd paragraph put (HP-8002) after PA 25-1.

HOUSING DIVERSIFICATION GOALS: Indent the 5th sentence to create a new paragraph.

PA 25-1 AND HOUSING GROWTH PLAN: Change title to PA 25-1(HB-8002) Housing Growth Plan (HGP); the last sentence of 1st paragraph change to "Goshen is required to adopt a Housing Growth Plan with one of the following options:"; Change 1st sentence of Option 2 to "Goshen can choose to develop its own Municipal Housing Growth Plan (MHGP) to meet the specific housing needs of our community."; remove the underline from the last sentence of the section.

Bottom of page 3 add to footnote the definition of occupied units.

AFFORDABLE HOUSING MECHANICS UNDER 8-30G: Last sentence of 3rd paragraph: "Developers are only required to restrict 30% of their units to utilize the Land Use Appeal Procedures afforded to them under 8-30g. Developers can rent or sell up to 70% of the units at full market rate."; 4th paragraph in the last sentence change professional to "career".

CURRENT HOUSING PROGRAMS AND INVENTORY: Toward the end of the 1st sentence change to "and or the United States Department of Agriculture (USDA)"; spell out ADU Accessory Dwelling Units; remove last sentence.

POPULATION AND DEMOGRAPHICS: The 1st chart switch order with the 2nd chart; change Metric (ACS 5-year) to "Goshen Metric (ACS 5-year)"; change Median household income to "Goshen Median Household"; put a title with the bottom graph "Regional Home Values 2024"; adjust the bottom of graph so the bottom dollar figures line up accordingly; bottom page 6 footnote, move last sentence to page 7 under the Regional Demographic Comparison 2020-2024 footnote to be the 2nd sentence; page 7 first chart put a title "Regional Demographic Comparison 2020-2024"; 2nd chart change Median Home Value to "Goshen Median Home Value"; bottom chart change Median Sale Price to "Goshen Median Sale Price"; will need to ask Housing Committee if they can get the number of houses sold to go with the bottom chart;

RECOMMENDATIONS: 3rd bullet change 501(c)3 to "501c(3)"; 6th bullet take out in the Center Business zone; 9th bullet change 30 to 90 to "30 to 180 days".

Mr. Carroll requested that changes need to go as soon as possible and Mr. Musselman should be able to get them emailed out on Saturday. He will also email the Housing Committee inviting them to the next regular meeting and cc Mr. Carroll. There was a short discussion on total occupied dwelling units.

4. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 8:52pm. Motion carried.

Respectfully Submitted,
Lori Clinton, Commission Clerk



Received July 9, 2026 @ 11:17 A.M.

Attest: 