

**TOWN OF GOSHEN
PLANNING & ZONING
REGULAR MEETING MINUTES
TUESDAY, JUNE 23, 2026 – 7:30PM
Hybrid Meeting**

1. CALL TO ORDER AND APPOINTMENTS OF ALTERNATES:

Mr. Carroll called the meeting to order at 7:33pm at the Goshen Town Hall. Dustin Mosley was seated.

2. ATTENDANCE:

Members Present: Jon Carroll, Lu-Ann Zbinden, Shilo Garceau, Jared Denis (Z, joined at 7:36pm), Patrick Lucas (Z) and Jerry Abrahams (Z,A).

Members Absent: Chris Hurlburt.

Others: Spencer Musselman, Marissa Wright and Lori Clinton.

Z=Zoom A=Alternate

3. PUBLIC HEARING: None

4. APPROVAL OF THE MINUTES: May 26, 2026 approved as written; correction to June 4, 2026 minutes: Section 3 under issues BA-25-1 should be PA-25-1.

IN A MOTION BY Ms. Garceau and seconded by Mr. Mosley, it was voted to accept the minutes from the May 26, 2026 regular meeting as written. Motion carried.

IN A MOTION BY Ms. Garceau and seconded by Mr. Mosley, it was voted to accept the minutes from the June 4, 2026 special meeting with correction. Motion carried.

5. OLD BUSINESS:

A. Jared Denis, West Goshen Properties, 660 and 664 Sharon Turnpike, rezone both properties to the Center Business Zone (CB): Staff was notified that Mr. Denis is withdrawing his application, Mr. Denis verbally confirmed during the meeting he was withdrawing and was asked by Mr. Musselman to also send in writing that he was withdrawing his application.

B. POCD: Discussion was had on the Population and Demographics section and the following changes were noted: Add Kent, Sharon and Washington to the Median Home Value chart on page 1 of that section. The board was told that the American Community Survey (ACS) numbers were every 5 years and done through the same agency as the U.S. Census. Mr. Carroll questioned the ACS estimates and wanted the other Commissioners input. All seated Commissions were ok with the data. Mr. Musselman will work on finding the ACS numbers for 2014 so that the columns are every 5 years. Mr. Musselman will send out the rest of the housing section tonight and will finish tonight's changes by Friday evening and send out. Mr. Carroll would like the Housing Commission to have a copy and be invited to the next meeting. Survey results will be provided to everyone in a couple of weeks for the next regular meeting. Mr. Musselman said 248 surveys were received and the main issue seemed to be housing. Mr. Lucas rejoined the meeting (he appeared to be frozen in Zoom) at 8pm. Special meeting set for July 7, 2026 at 7:30pm.

6. NEW BUSINESS: None.

7. ZEO REPORT: Ms. Wright did a review of the attached ZEO report for the Commissioners.

IN A MOTION BY Ms. Garceau and seconded by Mr. Mosley, it was voted to accept the ZEO report dated June 23, 2026. Motion carried.

8. CORRESPONDENCE: Buzzie White email.

9. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION: Mr. Carroll reminded the Commissioners of the training on July 6, 2026 and encouraged them to attend.

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10. **PUBLIC COMMENT** (limited to 2 minutes per person only regarding matters pertaining to **Planning and Zoning Commission**): Silene White, 192 Kubish Road: gave a brief history of their property and on the different preservations and conservation trust that they have done or are working on for the property as well as the problems with the runoff and other issues. State Officials have been made aware and they are hoping it can be resolved at a local level.
Buzziena White, 192 Kubish Road: read from the attached document outlining the chain of physical impacts causing ongoing damage to their property and public road infrastructure due to unpermitted land manipulation.

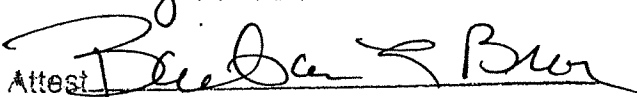
11. **ADJOURNMENT:**

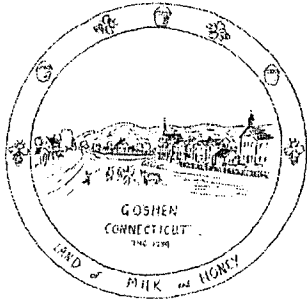
IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 8:19pm. Motion carried.

Respectfully Submitted,


Lori Clinton, Commission Clerk

Received June 25, 2026 @ 11:13 A.M.

Attest 
Goshen Town Clerk



TOWN OF GOSHEN

42A NORTH STREET GOSHEN, CT 06756-0187
PHONE 860 491-2308 x 232 FAX 860 491-6028

Marissa L. Wright, Zoning and Inland Wetlands Enforcement Officer

To: Planning and Zoning Commission
From: Marissa L. Wright
Subject: Activity Report
Date: JUNE 23, 2026

54 Bare Hill Road. No situations to report (NSTR, materials still being removed). Letter sent to Gary Stengo Jr. requesting he notify the commission regarding date of when the commercial materials will be removed from the site and confirming that no further commercial activity will occur. Letter requested response within 10 days. Follow up email sent providing additional opportunity to respond by the next P&Z meeting, 26 MAY 2026. On 26 MAY 2026, received the following communication from Gary Stengo Jr.: "I can affirm what Alex of the forsaken lands said in his statement at the last meeting. We will NOT be hosting the haunt at this location moving forward."

225 North Goshen Rd. Wetland Scientist, Martin Brogie, LEP, Principal Scientist, MBI completed brief wetland report and flagging. Commission requested full assessment and flagging of wetlands on the property. **TBD**

70 Turkey Hollow Lane, Pine Valley Materials, Jared Denis. Letter dated 18 MAY regarding site visit to quarry property. No zoning violations were apparent during site visit on April 24th, 2026. Appeal of decision went to ZBA and application was accepted at last meeting.

Multiple complaints from Buzziena White, 192 Kubish Road, regarding reported wetland and zoning impacts on her property from 81 Kubish Road, dirt bike track area, equipment and disturbed soil. **Second site visit with ZEO and Chair will occur shortly.** No apparent violations were present on the site during the last visit.

AJs Steak & Pizza, Complaints from Kim Durham, loud noise, smell from restaurant.

80 Holmes Road, Mike's Beehives. Reports of operating an unapproved commercial retail business in RA5 Zone. Contacted owner via email. **TBD**

Permit Link: Lori & Marissa working to implement improvements/notifications. Permit Link continues to be an issue. Applications are not showing up etc.

Permits Issued:

Please see attached approved permit list.

TOWN OF GOSHEN, CT

42A North Street Goshen, CT 06756 PHONE: (860) 491-2308
www.goshenct.gov

Permit List for Any

Permit Type: ZONING

All Permit Years - 05-15-2026 - 06-23-2026

Permit #	Parcel ID	Issued	Owner	* Location	Est. Cost	Fee	Work Description	# of Permits
-10ZP	04 004 014 00	05/25/2026	ENRIGHT LINDA S & ANDREW B	645 BEACH STREET	0.00	85.00	8'x24' covered front porch with railing	5
-11ZP	03 002 002 00	05/25/2026	MOTEL GEORGE & JUDITH A	599 OLD MIDDLE STREET	0.00	85.00	Free standing Farm store under 500 sf	
-12ZP	06 004 080 00	05/25/2026	OBENSHAIN GREGORY & RACHEL	5 WYNWOOD COURT	0.00	85.00	Expansion of existing deck	
-13ZP	07 10B 040 00	05/26/2026	SHOPIS DAVID	30 LAKE SHORE DRIVE	0.00	85.00		
-14ZP	08 008 002 00	06/03/2026	STEWART JEREMY M &	179 ALLYN ROAD	0.00	85.00	Childrens treehouse	

Members of the Commission,

This statement outlines a clear chain of physical impacts causing ongoing damage to our property and public road infrastructure due to unpermitted land manipulation. We are presenting these facts to establish clear accountability and to compel the Town of Goshen to immediately address and fix this ongoing problem.

The physical destruction on the ground started directly with the massive unpermitted excavation project and the construction of the large dirt jump course at 81 Kubish Road (operated by Earth Tech LLC). The operators heavily modified the terrain without municipal engineering oversight or permits. Most critically, they excavated and buried a deep utility line running from the utility pole located directly on our property, underneath Kubish Road, and straight up the steep slope to their house.

To fully understand the severity of this water damage, the Commission must look at the broader watershed impact coming from across the line. Upstream, Mr. Vikas Kapoor's Brook Farm property—which is part of Litchfield Milton Road 713 in the Milton Historic District—has been clear-cut and completely stripped of its topsoil right down to the bare rock. Because there is no longer any soil or vegetation to absorb the rainfall, the stormwater sheets off that exposed rock, gaining massive velocity. This high-velocity water runs directly off the rock and hits our property at 192. From our land, the water rushes across to the cleared acreage at 81 Kubish Road, where it gains even more momentum, before finally tearing back down onto the bottom acreage of our property.

This unpermitted trench at 81 Kubish Road was buried and covered over, but because it lacks any engineered stabilization, it functions as a subterranean channel and surface river for this high-velocity runoff. Stormwater tracks straight down the line of the loose fill like a river, creating an active gully on the hillside. As we have stressed many times to the town, this excavation was completed without any hay, silt fences, erosion controls, or protections of any sort. Because this utility line was installed entirely outside the municipal permitting and right-of-way encroachment processes, there is no municipal engineering record of its construction. This creates an unmapped, undocumented risk for town public works crews conducting routine road or ditch maintenance.

The location of this utility pole highlights a critical geological conflict. Directly across the road from 81 Kubish Road, the soil profile completely changes. According to official USDA-NRCS data, our land at this exact bottleneck consists of Map Unit 34B, Map Unit 108, and Map Unit 109. These are highly sensitive, protected floodplain and wetland soils designated as prime Farmland and Statewide Important Farmland.

This creates a direct geological disaster: upslope at 81 Kubish, you have Map Units 61B, 61C, 62C, and 62D, which are Canton and Charlton fine sandy loams running across steep slopes

susceptible to severe erosion and rapid, high-velocity runoff the moment their natural vegetative cover and root systems are stripped away. Because this utility trench was cut without an engineered stormwater management plan, it has permanently destabilized the hillside, acting as an artificial drainage sluice that collects high-volume runoff and blasts it directly down the slope onto our lower-lying property.

Right where that water lands—at the base of the utility line on our property—the soil flips to 34B, 108, and 109. These are delicate, flat, silt-and-loam sponge soils designed by nature to slowly filter clean water. By allowing an un-engineered, unpermitted drainage river to run down the trench line, the town is allowing coarse gravel, deep subsoil sand, and heavy clay silt to wash off the slopes and physically cap our Prime Farmland, destroying its natural filtration and agricultural structure.

This severe lack of erosion control is precisely why we formally notified the town of the hazard in October 2025. However, the situation deteriorated rapidly when winter arrived. The constant unmanaged runoff, combined with severe winter icing and regular snow plowing, created a massive frost heave right on that exact spot over the unpermitted line. In fact, due to the confusing jurisdictional lines in this specific area, it remains entirely unclear who is even responsible for plowing this section of the roadway—is it the Town of Litchfield, the State of Connecticut, or the Town of Goshen?

Furthermore, as documented in photographs from the previous year and reinforced by over 100 additional videos and photos, the operators continuously ran heavy machinery and construction equipment up and down the road. This heavy equipment traffic directly contributed to the rapid physical deterioration of the road surface, forcing degraded road material, gravel, and debris directly into our protected wetland.

The situation escalated further in the spring. The Town of Goshen graded the road and cut a large dirt lip out of both sides of the roadway. Following this, the operators grubbed the rest of the slope side at 81 Kubish Road, clearing away the remaining surface vegetation, stumps, and root systems. Based on photographic evidence, this was done to form a parking and staging area for their heavy machinery, as that exact cleared space is where they have been actively repairing their large excavator and other equipment.

This extensive grubbing completely wiped out the hillside's remaining natural drainage capacity. Instead of the unmanaged runoff puddling and naturally spreading out across the terrain—which historically caused severe erosion damage across the site and adjacent to the utility crossing due to the dirt jumps—the water was now forced to flow down the hillside with even greater volume and intensity. Intercepted by the freshly cut road lip, the runoff from the entire cleared hillside was focused and forced straight down Kubish Road, where it completely bottlenecked into the cross-road drainage pipe area.

This immense volume of channeled water, carrying the heavy load of silt and sand stripped

heavily filled with several inches of thick sediment. Because the pipe's functional capacity is severely choked and restricted, it now acts as a high-pressure funnel. It violently forces the concentrated, silt-heavy water to back up and pour onto our lower acreage, which sits in the natural floodplain, turning active crop land into a saturated swamp.

From this bottleneck forward, the damage scales into a major destruction of our local river hydrology and crop field infrastructure through river aggradation combined with infertile sediment deposition.

When the massive load of silt and soil exited the runoff zone and hit the river system, it triggered a destructive hydrological chain reaction. First, stream aggradation occurs because the river cannot wash away the sheer volume of dirt washing off these unpermitted sites, causing the sediment to settle directly onto the riverbed, building up the bottom of the river and making the channel shallow. This causes lateral erosion and channel widening because the riverbed is now filled with mud and gravel, leaving the water without its deep bowl to flow through. To accommodate the same volume of water, the river is forced to push sideways, eroding and cutting away at the left and right banks, turning the river wide, unstable, and highly destructive to the surrounding landscape. If left unchecked, this leads to braiding, where the river splits into multiple mini-channels winding through massive mud and sand bars, permanently ruining the original shoreline and natural water course.

Because the river is now shallow and wide, it takes much less rain than before to force the water out of its banks. It is spilling directly onto our flat agricultural fields, causing two severe types of soil damage. The first is infertile sedimentation because, while natural river floods can bring fertile alluvium, this culturally accelerated erosion from un-engineered drainage patches dumps subsoil, sand, and heavy clays completely stripped of organic nutrients. As they blanket our cropland, they suffocate the existing high-quality topsoil, locking up nutrients and killing crops. This causes waterlogging and soil compaction because the fine silt blankets the fields and acts like a physical seal, completely ruins the natural drainage capacity of our cropland soil and leading to permanent standing water, choked root systems, and a drastic loss of crop yield.

This affected acreage on our side of Kubish Road consists of active crop land and Prime farmland soils, transitioning into Map Unit 4 (Ridgebury, Leicester, and Whitman) along the lower wetland basin. These soils possess the optimal chemical properties, moisture capacity, and physical structure to sustain long-term agricultural production. Because these soils are a finite and protected resource, we are currently finalizing a formal conservation easement and farm preservation program with the USDA-NRCS and the Connecticut Department of Agriculture.

Our conservation efforts and farm preservation depend entirely on the natural integrity of this soil. We are currently waiting for a state soil scientist from the State of Connecticut to conduct a physical site inspection to document this specific damage on our property. Both the

highly hoping this matter can be successfully resolved locally, on a town level, by this Commission enforcing its own rules. If this Commission fails to issue a formal determination and demand an engineered remediation plan, this issue escalates past the local level. A formal escalation means the town faces independent state environmental audits from the Department of Agriculture and the Connecticut DEEP, potential liability for allowing unpermitted infrastructure to continuously degrade mapped inland wetland soils and protected agricultural resources, and the jeopardy of future state and federal conservation funding.

The mapping at 81 Kubish Road completely confirms why this damage is so immediate. The operators are running an unpermitted excavation operation on top of this highly erodible Canton and Charlton layer, clearing trees and root systems to construct large dirt jumps, which they continue to grade and manipulate using heavy equipment, including extremely large excavators and mini excavators. This activity has resulted in multiple, recurring contamination events, including broken hydraulic lines and mechanical fluid spills directly into the permeable soil, alongside the continuous burning of materials and a previous event where cement wash was discharged directly onto the ground.

These unpermitted actions directly contradict the town's own stated policies. The Goshen Plan of Conservation and Development (POCD) explicitly mandates that the Planning and Zoning Commission must "provide proactive support for farm viability and be supportive of farmland protection." Furthermore, the town's land policies explicitly prioritize creating an economic climate that enhances the viability of working lands, conserves natural land, and protects the town's rural landscape and water quality. By allowing an unpermitted commercial excavation setup and an undocumented utility crossing to continuously degrade active, prime crop land and adjacent wetlands, this Commission is failing to enforce the resource protections explicitly mandated by its own POCD.

The Town of Goshen has been fully aware of this unresolved chain of liability since October 2025. We are presenting these facts to establish clear accountability for the physical and chemical damage to our protected agricultural soils and the recurring hazard on the public road.

We request a formal determination from this Commission as to the town's plan to correct these violations. We require that a formal remediation plan be established to ensure that all storm-water runoff generated at 81 Kubish Road is retained or safely managed entirely on their own site, and that the town repairs its drainage infrastructure so it stops washing silt into our agricultural soils and into the public road.

We also would like clarification as to who is liable for the utility crossing?

**Thank-you,
Buzzienna White
192 Kubish Road**



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **State of Connecticut**

**Stix and Stones Farm, 192
Kubish Rd, Goshen, CT**



MAP LEGEND

	Area of Interest (AOI)		Spot Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

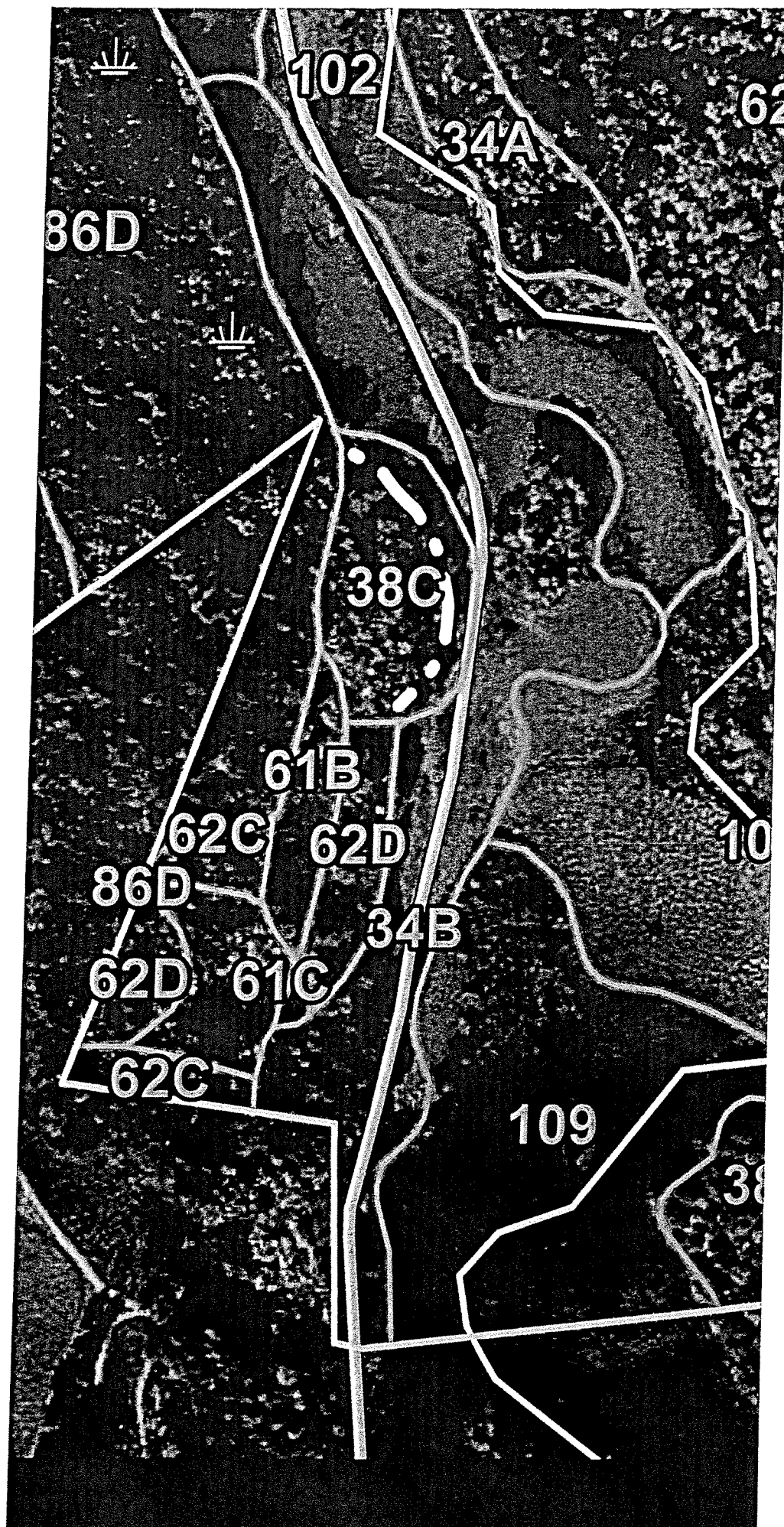
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 21, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Leicester fine sandy loam	1.2	0.5%
15	Scarboro muck, 0 to 3 percent slopes	0.6	0.2%
18	Catden and Freetown soils, 0 to 2 percent slopes	7.1	3.0%
34A	Merrimac fine sandy loam, 0 to 3 percent slopes	3.1	1.3%
34B	Merrimac fine sandy loam, 3 to 8 percent slopes	13.3	5.7%
38C	Hinckley loamy sand, 3 to 15 percent slopes	11.6	5.0%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	0.5	0.2%
47C	Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony	8.9	3.8%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	1.2	0.5%
61C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	1.7	0.7%
62C	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	3.6	1.5%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	50.1	21.6%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	19.9	8.6%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	22.3	9.6%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	0.0	0.0%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	8.5	3.7%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	0.1	0.0%
84D	Paxton and Montauk fine sandy loams, 15 to 25 percent slopes	1.1	0.5%
86C	Paxton and Montauk fine sandy loams, 3 to 15 percent slopes, extremely stony	16.8	7.2%

Custom Soil Resource Report

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
86D	Paxton and Montauk fine sandy loams, 15 to 35 percent slopes, extremely stony	21.5	9.2%
102	Pootatuck fine sandy loam	13.0	5.6%
108	Saco silt loam	14.3	6.2%
109	Fluvaquents-Udifiuents complex, frequently flooded	12.4	5.3%
Totals for Area of Interest		232.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

