

**TOWN OF GOSHEN
PLANNING & ZONING
REGULAR MEETING MINUTES
TUESDAY, JULY 28, 2026 – 7:30PM
Hybrid Meeting**

1. CALL TO ORDER AND APPOINTMENTS OF ALTERNATES:

Ms. Zbinden called the meeting to order at 7:34pm at the Goshen Town Hall. Dustin Mosley was seated.

2. ATTENDANCE:

Members Present: Lu-Ann Zbinden, Shilo Garceau, Jared Denis (Z), and Dustin Mosley.

Members Absent: Jon Carroll, Patrick Lucas, Jerry Abrahams and Chris Hurlburt.

Others: Spencer Musselman, Marissa Wright, Lynette Miller and Mike Esposito.

Z=Zoom A=Alternate

3. PUBLIC HEARING: None

- 4. APPROVAL OF THE MINUTES:** Corrections to June 23, 2026: Note Dustin Mosley in members present as well, note correction on ZEO report to spell Stango correctly and under section 9 the training was June 30, 2026. Corrections to July 7, 2026: Section 3 Issues: HB-8002. Housing Growth Plan: 3rd sentence develop and "adopt" its own. Current Housing Programs and Inventory: and/or ; 501c(3) to 501(c)(3). Recommendations: 30 up to 180 days.

IN A MOTION BY Ms. Garceau and seconded by Mr. Mosley, it was voted to accept the minutes with corrections from the June 23, 2026 regular meeting. Motion carried.

IN A MOTION BY Ms. Garceau and seconded by Mr. Mosley, it was voted to accept the minutes with corrections from the July 7, 2026 special meeting. Motion carried.

5. OLD BUSINESS: POCD Updates.

Corrections made by the Commission:

Issues: CHFA mortgage to mortgaged.

Housing Diversification Goals: Indent where it starts "The Town should".

PA 25-1 (HB-8002): The Housing Growth Plan: Option 1: "RHGP,"; change boxed section after Option 2 to normal text.

Footer on bottom of page 3 add definition of occupied dwelling units.

Affordable Housing Mechanics Under 8-30g: 3rd paragraph, 2nd to last sentence add Affordable Housing in front of land use appeals procedure (and capitalize).

Current Housing Programs and Inventory: 1st sentence spell out DOH and add comma after 2025; 2nd sentence change has to had.

Population and Demographics: On the Median Household Income and Age graph add Goshen in front of the Median household.

Footer on bottom of page 6 moves to page 7 under the Regional Demographics comparison. Put after the 1st sentence.

First graph page 7 change title to Regional Demographic Comparison (2024ACS). On the graphs below that add Goshen to Median Home Value and Median Sale Price.

Corrections made by the Affordable Housing Board, represented by Chairman, Lynette Miller, 35 Rockwall Court:

Background: Add aquifers to the 2nd sentence with streams, wetlands, and forested areas.

Issues: Should be 18 deed restricted affordable housing units.

The 10% Threshold & Environmental Constraints: 2nd sentence "due to constraints previously described including but not limited to our soils for septic and groundwater availability for well water"; and 40 year deed restrictions to 2nd paragraph.

Affordable Housing Mechanics Under 8-30g: 2nd sentence spell out AMI. Change 3rd sentence down to "Also as a member of Region 20 schools, Goshen is faced with potential increase of education cost from increased development in Litchfield due to their existing infrastructure of sewer

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and water". Change career to volunteer (paid) Fire and Emergency.

Current Housing Programs and Inventory: Spell out DOH; change last sentence to "Smaller lot homes, several apartment housing units and Accessory Dwelling Units (ADUs) add to the diversity of the town housing stock.

Population and Demographics: Remove Litchfield from the Regional Median Home Values; add a footnote regarding Litchfield being an outlier.

Page 7 remove Litchfield from the Regional Demographic Comparison (2024 ACS) graph.

Page 8: change sentence after median of 41 to similar to other rural towns in Litchfield County; Remove 2nd sentence and add a sentence on the other to patterns; Change last sentence to "Goshen's unique population growth in the last decade has led to a sustained demand for housing in a town constrained by soils and groundwater is central to the pressures described throughout this section.

Recommendations: Bullet 10: add to end of sentence "from impact of mandated development".
Bullet 11: add municipal after rising.

Potential date for special meeting of August 17, 2026. Mr. Musselman will send out corrected Housing and other sections for review.

IN A MOTION BY Ms. Garceau and seconded by Mr. Mosley, it was voted to APPROVE the Housing section of the POCD on the condition that the changes made at the July 28, 2026 meeting are made. Motion carried

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 July 28, 2026. Motion carried.

8. **CORRESPONDENCE:** Buzzie White emails and letter from Ebersol, McCornick & Reis regarding Holmes Road.

9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** PA-25-1 amendments were discussed as was adding to agenda next month.

10. **PUBLIC COMMENT (limited to 2 minutes per person only regarding matters pertaining to Planning and Zoning Commission):** None.

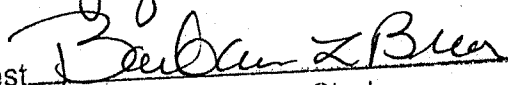
11. **ADJOURNMENT:**

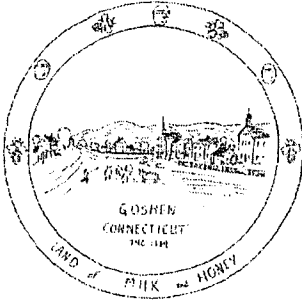
IN A MOTION BY Mr. Mosley and seconded by Ms. Garceau, to adjourn the meeting at 9:23pm. Motion carried.

Respectfully Submitted,


Lori Clinton, Commission Clerk

Received July 30, 2026 @ 2:51 P.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: JULY 28, 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/NSTR**

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 to overturn ZEO decision was denied 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 continue.

80 Holmes Road, Mike's Beehives. Reports of operating an unapproved commercial retail business in RA5 Zone. Contacted owner and provided information on what is allowed and what is in violation of zoning regulations. Suggested property owner come to the meeting to talk with the commission.

Permits Issued:

Please see attached approved permit list.

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

Permit Type: ZONING

Unit #	Accession #	Exhibit #	Owner	Location	Est. Cost	Work Description	# of Permits:
152P	05 004 124 00	06/29/2026	SHADY LAWN FARM LLC	411 BEACH STREET	0.00	85.00 30 inch temporary pool	8
162P	08 008 016 00	07/10/2026	NOREIKA JUSTIN	40 TURKEY HOLLOW LANE	0.00	85.00	
172P	05 008 079 00	07/10/2026	REGIONAL SCHOOL DISTRICT NO. 20	50 NORTH STREET	0.00	85.00 Remove existing shed, new shed to be located across from walkway of existing shed	
182P	03 006 005 14	07/10/2026	COPT FITNESS LLC	MEADOWCREST	0.00	85.00	
192P	08 012 011 02	07/11/2026	MERRIAM DAVID J	NORTH	0.00	85.00	
202P	06 006 238 00	07/11/2026	LUNAN NORVAL R &	93 GRAY LANE	0.00	85.00	
212P	07 10A 002 00	07/11/2026	MASTROCOLA DANIELLE MARIE &	112 WELLSFORD DRIVE	0.00	85.00 New deck	
222P	07 016 002 00	07/27/2026	MONDA DEBORAH L	602 SHARON TURNPIKE	0.00	85.00	
				21 TAMARACK LANE	0.00	85.00 Accessory structure addition	

EBERSOL, MCCORMICK & REIS, LLC

ATTORNEYS AT LAW

9 MASON STREET

P.O. BOX 598

TORRINGTON, CONNECTICUT 06790

TEL (860) 482-8557 & (860) 482-5000

FAX (860) 482-8089 & (860) 496-1456

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BRIAN MCCORMICK
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V. PETER REIS, JR.
vpreis@srsplaw.com

July 28, 2026

Goshen Planning & Zoning Committee

Dear Commission Members:

I represent Edward Bahr of Holmes Road in connection with his bee keeping and honey business. It came to a shock to Ed recently to receive a phone call from the zoning enforcement officer informing him to shut down his retail sales of honey and bee keeping products.

It was a shock because in the fall of 2024 he spoke with Spencer Musselman about his proposal to create a bee keeping center and business near his residence at 80 Holmes Road. Ed described to Spencer in detail his plans for the business which plans and business are exactly what he created at the property over the following twelve months. Spencer told him that this would be a wonderful agricultural use of his property. "Go for it. This will be such a great thing for Goshen."

Based upon Spencer's giving the green light, Ed began the process of selling his Torrington business property and building a retail building at Holmes Road for the business. He has spent nearly \$1,000,000 on the project and has encumbered his residence with a significant mortgage.

During the construction phase, he was monitored by the Goshen Building Inspector. He did several things requested by the Building Inspector to meet requirements for the retail use of the property, including installing a handicapped ramp and exit lights. On July 24, 2025, the Building Inspector gave his final approval and wrote "Approved for Use." The next day, the building was part of the Goshen farm tour. Ed has been operating the beehive business at Holmes Road for more than a year.

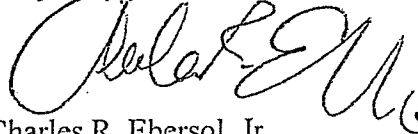
In February of 2026, we obtained a Certificate of Zoning Compliance from the Zoning Enforcement Officer, Spencer Musselman. The attached certificate reads: that the property: "is in compliance with the zoning regulations of the Town of Goshen. Also, ZP # 24-30, issued on 10/1/24 to build as an addition to an existing barn, has been completed in accordance with the approved permit."

Goshen Planning & Zoning Committee
July 28, 2026
Page 2

In conclusion, the planned use of the property was approved by the Goshen Land Use officer prior to the project being commenced and then again many months after the bee business was in full operation.

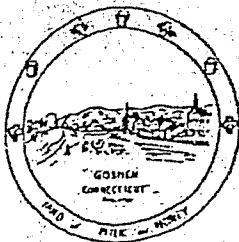
Ed Bahr relied on the zoning approvals to create his business at Holmes Road. He cannot now be shut down by the new zoning official.

Very truly yours,

A handwritten signature in black ink, appearing to read "Charles R. Ebersol, Jr.", written in a cursive style.

Charles R. Ebersol, Jr.

CREjr/lmb



TOWN OF GOSHEN

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

Spencer Musselman, CZEO
Zoning and Inland Wetlands Enforcement Officer

2/17/26

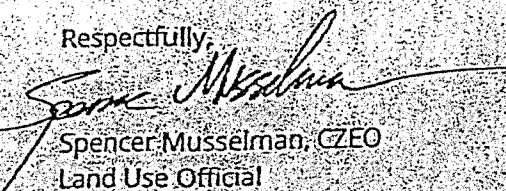
Re: 80 Holmes Road Certificate of Zoning Compliance

Attorney Ebersol,

This letter is to certify that 80 Holmes Road, owned by Edward & Kim Bahr, is in compliance with the zoning regulations of the Town of Goshen. Also, ZP #24-30, issued on 10/1/24 to build an addition to an existing barn, has been completed in accordance with the approved permit.

Please let me know if you have any questions.

Respectfully,


Spencer Musselman, CZEO
Land Use Official
Town of Goshen, CT