

**TOWN OF GOSHEN
PLANNING & ZONING
SPECIAL MEETING MINUTES
TUESDAY, SEPTEMBER 8, 2026 – 7:30PM
Hybrid Meeting**

1. CALL TO ORDER AND APPOINTMENTS OF ALTERNATES:

Mr. Carroll called the meeting to order at 7:32pm at the Goshen Town Hall.

2. ATTENDANCE:

Members Present: Jon Carroll, Lu-Ann Zbinden, Shilo Garceau, Jared Denis(Z), Patrick Lucas(Z) and Jerry Abrahams(Z).

Members Absent: Dustin Mosley and Chris Hurlburt.

Others: Lori Clinton.

Z=Zoom A=Alternate

We experienced technical difficulties with Zoom and had to switch to the clerk's laptop. No other problems happened after the switch was made at 7:41pm.

3. OLD BUSINESS: POCD updates/status.

Ms. Zbinden asked that there be dates put on the drafts. Mr. Carroll agreed.

ISSUES: mortgage to "mortgaged" (3rd line down); reported to "recorded" (5th line down); (under 80% Area Median Income (AMI)) for at least 40 years to "(under 80% Area Median Income (AMI)) for at least 40 years)."

HOUSING DIVERSIFICATION GOALS: different to "diverse" (8th line down).

PA 25-1 (HB-8002): THE HOUSING GROWTH PLAN: Option 1 take out "- 257 units, based on the 202 Census count of 1,285 occupied units."

AFFORDABLE HOUSING MECHANICS UNDER 8-30g: change State statute places the burden of proof on the municipality if any application for affordable housing is denied, to demonstrate that the public interest i.e. health or safety would be harmed if approved. To "State statute places the burden of proof on the municipality. If any application for affordable housing is denied, the town must demonstrate that the public interest i.e. health or safety would be harmed if approved."; career to "vs. volunteer" (3rd paragraph); system to "systems" (3rd paragraph, 5th line); "a" between with and potentially (3rd paragraph, 5th line); increased to "increase in" (3rd paragraph, 6th line down).

CURRENT HOUSING PROGRAMS AND INVENTORY: "Section 8" to Section 8-345 (6th line down); units contribute to "units, which contribute" (8th line down).

POPULATION AND DEMOGRAPHICS: change 1st sentence to "Two patterns stand out from this data: Goshen's median age has held in the range of roughly 50 to 51 years old across the ACS 5-year periods, reaching 51.4 in 2020-2024 - a full decade above the CT statewide median age of 41, similar to other rural towns in Litchfield County."

Corrected copy is to be emailed to Mr. Musselman and Ms. Clinton by Ms. Garceau.

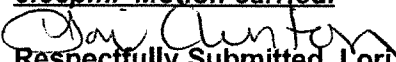
IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, it was voted to amend the prior Housing section approval made on July 28, 2026 to include the changes made on September 3, 2026 to the POCD. Motion carried.

Everyone should have a copy of the Agriculture section and they are to make changes and be ready before the next meeting. We will approve this in one meeting.

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

5. ADJOURNMENT:

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, to adjourn the meeting at 8:38pm. Motion carried.


Respectfully Submitted, Lori Clinton, Commission Clerk

Received Sept. 10, 2026 @ 9:49 AM

Attest 
Goshen Town Clerk