

**TOWN OF GOSHEN
PLANNING & ZONING
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 27, 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. Chris Hurlburt was seated.

2. ATTENDANCE:

Members Present: Jon Carroll, Lu-Ann Zbinden, Shilo Garceau, Jared Denis (Z), Patrick Lucas (Z), Chris Hurlburt (A), and Dustin Mosley (A).

Members Absent: Jerry Abrahams.

Others: Spencer Musselman (Z), Marissa Wright, and Lori Clinton.

Z=Zoom A=Alternate

Mr. Lucas joined the meeting at 7:39pm on Zoom due to technical issues and Mr. Hurlburt stayed seated in case Mr. Lucas had more technical issues.

3. PUBLIC HEARING: None

- 4. APPROVAL OF THE MINUTES:** Corrections to July 28, 2026: Current Housing Programs Section, unites should be units. Population and Demographics Section, outlier should be outlier. ZEO Report motions should be Mr. Mosley 1st and Ms. Garceau 2nd. Corrections to September 8, 2026: PA 25-1 section 202, should be 2020. Motion to amend the housing section should be Ms. Zbinden 1st and Ms. Garceau 2nd. Corrections to September 29, 2026 Recommendations section Public Act 490 should be: go into title 45.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, it was voted to accept the minutes with corrections from the July 28, 2026 regular meeting. Motion carried.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, it was voted to accept the minutes with corrections from the September 8, 2026 special meeting. Motion carried.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, it was voted to accept the minutes with corrections from the September 29, 2026 special meeting. Motion carried.

5. OLD BUSINESS: POCD Updates.

Corrections made by the Commission to the Agriculture section:

Issues: Page 3, second paragraph change last sentence: "These payments go to the Town Clerk and become general revenue (CGS § 12-504b). It is recommended to direct PA40 penalties to agricultural Land Preservation Fund (title 45)" then finish with the rest of the original sentence ; Page 4, take out the entire paragraph and replace it with the original paragraph from prior meeting.

Recommendations: Page 9, make the words in blue darker.

Commissioners are to review the other 2 sections they were given tonight, Water Resources and Conservation & Stewardship. There will also be one more section coming out by the end of the weekend. Having a special meeting was discussed and Mr. Carroll will confirm tomorrow with the Clerk on the date. Switching the November 17 meeting to November 24 was also discussed. Mr. Musselman will make the changes to the Agriculture section and email out.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden, it was voted to APPROVE the Agriculture section of the POCD with changes. Motion carried.

6. NEW BUSINESS:

A. Calendar: Changed August 24, 2027 to August 31, 2026.

TOWN OF GOSHEN
PLANNING & ZONING
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 27, 2026 – 7:30PM
Hybrid Meeting

IN A MOTION BY Ms. Zbinden and seconded by Mr. Hurlburt, it was voted to APPROVE the 2027 Planning & Zoning meeting schedule with change. Motion carried.

B. **Fee Schedule:** Regular fee schedule to stay the same.

C. **Enforcement Penalties:** Discussion was had on enforcement fees with a sliding scale. Mr. Musselman will work on an enforcement penalty fee schedule for the Commissioners.

IN A MOTION BY Ms. Garceau and seconded by Ms. Zbinden it was voted to APPROVE a schedule of enforcement penalties. Motion carried.

7. **ZEO REPORT:** Ms. Wright did a review of the attached ZEO report dated October, 2026 for the Commissioners. Ms. Wright brought up LED signs and the regulations. It was noted that we do not allow for the LED signs in the regulations. Mr. Carroll noted that they can address this once the POCD is complete along with the major farmstand regulation that was discussed during the ZEO report for 80 Holmes Road.

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

8. **CORRESPONDENCE:** None.

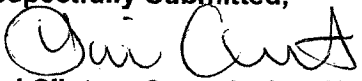
9. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** None.

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

11. **ADJOURNMENT:**

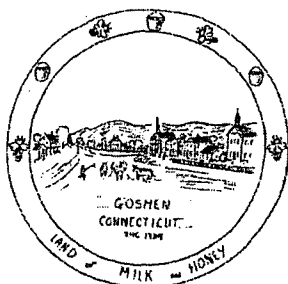
IN A MOTION BY Ms. Zbinden and seconded by Ms. Garceau, to adjourn the meeting at 8:54pm. Motion carried.

Respectfully Submitted,



Lori Clinton, Commission Clerk

Received Oct. 29, 2026 9:11:12 A.M.
Attest: Burton & Blum
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: OCTOBER, 2026

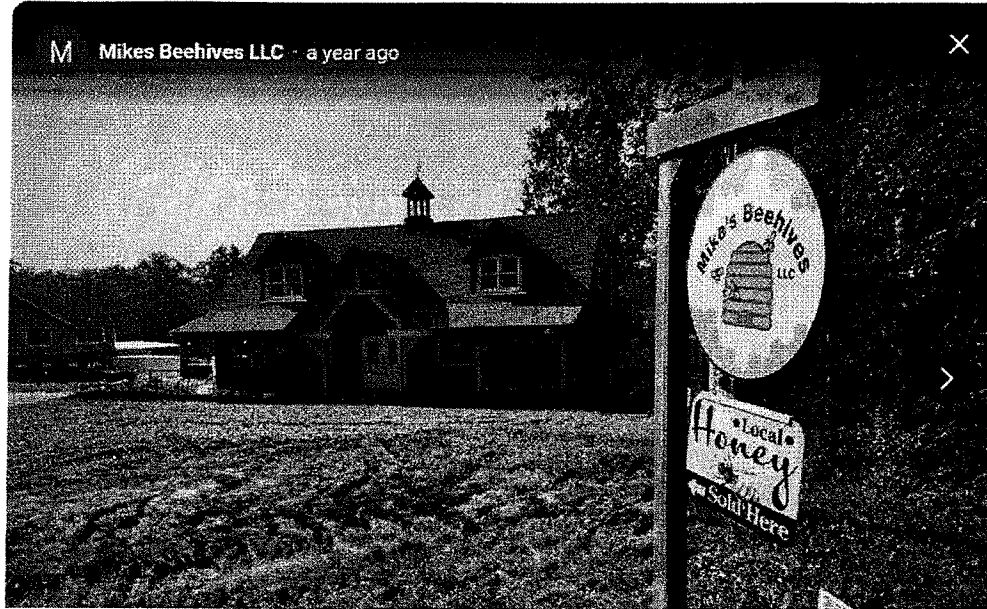
225 North Goshen Rd. Wetland Scientist, Martin Brogie, LEP, *Principal Scientist, MBI* completed brief wetland report and flagging. Commission requested full assessment and flagging of wetlands on the property. Coordinating with property owner and Wetlands commission for site visit of full flagging. Town Attorney reaching out to their Attorney to schedule site visit. Have not seen any response since Attorney sent message 19 OCT 2026.

80 Holmes Road, Mike's Beehives. Reports of operating an unapproved commercial retail business in RA5 Zone. Activity appears to be an agricultural activity according to our adopted definition of agriculture (which mirrors state definition). Activity should be able to be permitted under Farm Store Major category, however the definitions listed in that section do not fully align with our definition of agriculture and will need modification to be inclusive to all the agricultural activities that occur or are likely to occur in the town of Goshen. Contacted owner and provided information. Owner was under belief that his activities were approved as certificate of zoning compliance was already issued. He was advised that vehicles cannot park on the town road and discussed spacing out any events to allow for a smaller number of visitors at a time. When I conducted my site visit on a Friday, late morning, I was the only visitor in the parking area. I later met with P&Z Chair and he is agreeable to modifying regs to align with approved definition of agriculture once POCD is complete. Property is currently listed for sale, but if owner decides to keep the property, it appears he is willing to go through the process of obtaining full compliance. See photo of building below.

Fire House Sign, Approached by Henry Moore regarding a new LED information sign for the fire house. Current regulations do not allow for lighted/LED signs. Is commission willing to look at regulation updates to allow for use for emergency facilities?

Permits Issued:

Please see attached approved permit list.



Mike's Beehives