

**TOWN OF GOSHEN
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 18, 2025 – 7:30PM**

PRESENT: Dan Kobylenski, Mark Beeman, Audrey Blondin(A), Matthew Grosclaude and Amanda Cannon(Z).

EXCUSED: Donald Moore.

OTHERS: David Shopis.

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:32pm by Dan Kobylenski.

2. **PUBLIC HEARING:**

- A. **David Shopis, 30 Lake Shore Drive, Special permit for addition within the existing plan of the home:** Abutters notices were received. Mr. Shopis reviewed his plans, and Ms. Blondin photos were reviewed from her site walk. The question on the roof height exceeding the 35' was brought up and Mr. Musselman confirmed via text message "roof height is measured half way up the roof line, so the top of the roof can exceed 35". Discussion was had on the septic and TAH (have had one meeting with them), design is in the works waiting for variance to be approved before moving forward on that. There is room for the size of the septic needed. The Chairman read through 5.3.1 Special Permit requirements. No one for or against spoke.

IN A MOTION BY Ms. Blondin and seconded by Mr. Beeman, it was voted to close the public hearing at 7:46pm. Motion carried.

3. **APPROVAL OF THE MINUTES:** Minutes for September 18, 2025 were reviewed and approved as written.

IN A MOTION BY Ms. Blondin and seconded by Mr. Grosclaude, it was voted to accept the minutes from the September 18, 2025 meeting as written. Motion carried.

4. **OLD BUSINESS:**

- A. **David Shopis, 30 Lake Shore Drive, Special permit for addition within the existing plan of the home:** No discussion had.

IN A MOTION BY Ms. Blondin and seconded by Mr. Grosclaude, it was voted to APPROVE the application for 30 Lake Shore Drive, Special permit for addition within the existing plan of the home. Motion carried.

5. **NEW BUSINESS:** None

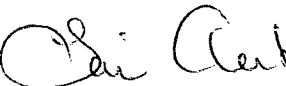
6. **CORRESPONDENCE:** None

7. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** Approval of the 2026 ZBA calendar.

IN A MOTION BY Ms. Blondin and seconded by Mr. Grosclaude, it was voted to APPROVE the 2026 ZBA Calendar. Motion carried.

8. **ADJOURNMENT:**

IN A MOTION BY Ms. Blondin and seconded by Mr. Grosclaude, to adjourn the meeting at 7:48pm. Motion carried.

Respectfully Submitted,  Lori Clinton, Commission Clerk

Reminded Monday, 9/24/2025 @ 10:49 AM that Paul & Z Beeman