

**TOWN OF GOSHEN
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
THURSDAY, AUGUST 21, 2025 – 7:30PM**

PRESENT: Dan Kobylenski, Donald Moore, Audrey Blondin(A), Mark Beeman(A) and Matthew Grosclaude.

EXCUSED: Amanda Cannon .

OTHERS: William Hosking, Chad Pepin and Mr. and Mrs. Leonard.

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:30pm by Dan Kobylenski.

2. **PUBLIC HEARING:**

A. William Hosking, 37 Tyler Lake Heights, Construction of shed within rear and side yard setback - Mr. Hosking asked for some corrections to be made to the minutes; he did a review of the new map; Ms. Blondin went to the property and shared pictures she had taken and Mr. Hosking pointed out potential trees to be taken down as well as where the stakes are; TAH ok'ed a setback of 5feet but he is keeping it at 6.5feet; and it was noted that it will not block the neighbors sightline; gravel required is 6inches but may need between 10-12inches; it was confirmed that it is a 1 car shed; all abutters notices went out and receipts presented.

IN A MOTION BY Ms. Blondin and seconded by Mr. Grosclaude, it was voted to CLOSE the public hearing for 37 Tyler Lake Heights, Construction of shed within rear and side yard setback. Motion carried.

B. Chad Pepin, 341 Sharon Turnpike, Construction of 24X24 garage - Mr. Pepin did a review of the property and shared that the original garage was taken down a few years back due to the foundation falling in; the new one will go in a different location further from the river; photos and GIS map showing the location of the new garage as well as a draft drawing was presented; gravel and crushed stone will be used as floor to prevent the same thing from happening; and all abutters notices went out and receipts presented.

IN A MOTION BY Ms. Blondin and seconded by Mr. Grosclaude, it was voted to CLOSE the public hearing 341 Sharon Turnpike, Construction of 24X24 garage. Motion carried.

3. **APPROVAL OF THE MINUTES:** Minutes for June 26, 2025 were reviewed and following corrections were made: shed size is 14X24; 3 potential trees to come down, one being a white pine in the right of way that needs to come down; setbacks on northern end is 2feet on narrowest point and southend 6feet off the rightaway; the sides should be 11 with greater distance 15.5 and the other is 23 with greater distance of 27

IN A MOTION BY Ms. Blondin and seconded by Mr. Grosclaude, it was voted to accept the minutes from the June 26, 2025 meeting as amended. Motion carried.

4. **OLD BUSINESS:**

A. William Hosking, 37 Tyler Lake Heights, Construction of shed within rear and side yard setback - It was noted that the property owner is pigeonholed where he would put the garage and that it seems everything aligns with the ZBA zoning regulations for a variance.

IN A MOTION BY Ms. Blondin and seconded by Mr. Grosclaude, it was voted to APPROVE the application for 37 Tyler Lake Heights, Construction of shed within rear and side yard setback. Motion carried.

B. Chad Pepin, 341 Sharon Turnpike, Construction of 24X24 garage - The land and topography make it a difficult spot, but moving the location further from the river makes the

situation better and everything aligns with the ZBA zoning regulations for a variance.

IN A MOTION BY Ms. Blondin and seconded by Mr. Grosclaude, it was voted to APPROVE the application for 341 Sharon Turnpike, Construction of 24X24 garage. Motion carried.

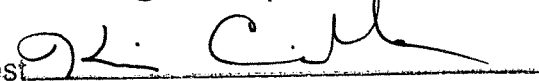
5. **NEW BUSINESS:** None.
6. **CORRESPONDENCE:** Letter from the Leonard Family was read and is attached. Discussion was had with Mr. and Mrs. Leonard.
7. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** None.
8. **ADJOURNMENT:**
IN A MOTION BY Ms. Blondin and seconded by Mr. Grosclaude, to adjourn the meeting at 8:07pm. Motion carried.

Respectfully Submitted,



Lori Clinton
Commission Clerk

Received August 22, 2025 11:38 AM

Attest 

Asst. Goshen Town Clerk