

**TOWN OF GOSHEN
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
THURSDAY, June 26, 2025 – 7:30PM**

PRESENT: Dan Kobylenski, Amanda Cannon, Donald Moore, and Audrey Blondin(A).

EXCUSED: Mark Beeman(A) and Matthew Grosclaude

OTHERS: Spencer Musselman and William Hosking.

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:35pm by Dan Kobylenski. Zoom started to record at 7:37pm with audio only.
2. **PUBLIC HEARING:** None.
3. **APPROVAL OF THE MINUTES:** Minutes for December 19, 2024 were reviewed and approved. **IN A MOTION BY Ms. Blondin and seconded by Ms. Cannon, it was voted to accept the minutes from the December 19, 2024 meeting as written. Motion carried.**
4. **OLD BUSINESS:** It was noted that the application for James Korner, 175 North Street did not require a public hearing due to the fact that he was able to show proof that he had been selling vehicles for the last 20 years on the property, which did not require a change of use since it was preexisting. Mr. Musselman was able to sign off on the certificate and then it went to the fire marshall.
5. **NEW BUSINESS:**
 - A. **William Hosking, 37 Tyler Lake Heights** - Mr. Hosking is proposing a 14x25 shed that will be on $\frac{3}{4}$ stone; Torrington Area Health determined if there was a problem that a new leach field can be done and approval was given; scale on plan was off and was asked to bring a correct version to public hearing; a total of 5 rotted trees will need to be removed; Mr. Kobylenski asked the road and side yard right of way for the town and was told 19 feet; it is a very narrow lot and is the only place for shed to go; variance were discussed and he is at zero on the rear variance, 10.5 and 22.5 on the sides; Mr. Hosking said that the area will be staked out tomorrow; and it was noted that the correct variance section number for the application is 3.3.3.4.
IN A MOTION BY Ms. Blondin and seconded by Ms. Cannon, it was voted to accept the application for William Hosking, 37 Tyler Lake Heights and set a Public Hearing for July 17, 2025. Motion carried.
6. **CORRESPONDENCE:** None.
7. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** Mr. Musselman mentioned that in Litchfield they do not require the applicant to attend a meeting to present an application to Commissioners and instead the application is submitted to Land Use, if application is complete a public hearing is set up. The applicant will present their application at the public hearing and the board can decide to continue or approve at that meeting. The Commissioners all agreed this would be a timesaving change for the applicant and decided to move forward with this process.
8. **ADJOURNMENT:**
IN A MOTION BY Ms. Blondin and seconded by Mr. Moore, to adjourn the meeting at 8:02pm. Motion carried.

Respectfully Submitted, Lori Clinton Commission Clerk

