

**TOWN OF GOSHEN
ZONING BOARD OF APPEALS
MEETING MINUTES
THURSDAY, MAY 21, 2026 – 7:30PM**

1. CALL TO ORDER AND APPOINTMENTS OF ALTERNATES:

Mr. Kobylenski called the meeting to order at 7:32pm.

Members Present: Dan Kobylenski, Mark Beeman, Amanda Cannon, and Donald Moore.

Members Absent: Matthew Grosclaude, Adam Breor (A) and Audrey Blondin (A).

Others: Marissa Wright, Mr. and Mrs. Kemish, and Attorney Louis George.

2. PUBLIC HEARING:

- A. Brian and Melissa Kemish, Cottage Grove Road, Lot 0706600 - Proposed garage 28' wide by 30' deep, left front corner proposed to 17.4' from the east (front) property line and the right front corner is proposed to be 4.5' from the north property line: Public hearing notice was read by Mr. Kobylenski. Mr. Kobylenski informed the Commission and applicants that legal counsel for the Town of Goshen had advised them to take no action and continue the public hearing to June 18, 2026 at 7:30pm so that the letter that was sent to the Commission by applicants' attorney can be reviewed. The applicant's attorney submitted 3 documents into record.

IN A MOTION BY Ms. Cannon and seconded by Mr. Beeman, it was voted to continue the public hearing for Brian and Melissa Kemish, Cottage Grove Road, Lot 0706600 - Proposed garage 28' wide by 30' deep, left front corner proposed to 17.4' from the east (front) property line and the right front corner is proposed to be 4.5' from the north property line to June 18, 2026, 7:30pm. Motion carried.

3. **APPROVAL OF THE MINUTES:** Minutes for April 16, 2026 were reviewed and approved as written.

IN A MOTION BY Ms. Cannon and seconded by Mr. Beeman, it was voted to accept the minutes from the April 16, 2026 regular meeting as written. Motion carried.

4. OLD BUSINESS:

- A. Brian and Melissa Kemish, Cottage Grove Road, Lot 0706600 - Proposed garage 28' wide by 30' deep, left front corner proposed to 17.4' from the east (front) property line and the right front corner is proposed to be 4.5' from the north property line: *Ms. Blondin left the room at 7:33pm.* No action due to public hearing being continued to June 18, 2026.

5. **NEW BUSINESS:** None.

6. **CORRESPONDENCE:** None.

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

8. ADJOURNMENT:

IN A MOTION BY Ms. Cannon, to adjourn the meeting at 7:38pm. Motion carried.

Respectfully Submitted,


Lori Clinton, Commission Clerk

Received May 26 2026 9:10:05 AM

Attest 
Goshen Town Clerk

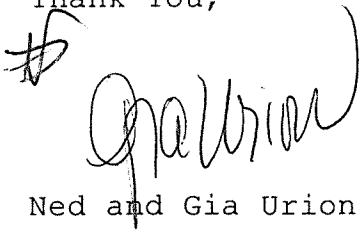
Ned and Gia Urion
15 Cottage Grove Rd.
Goshen, CT 06756

Re: Kemish Garage

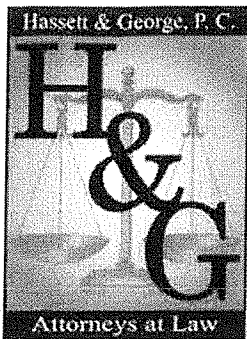
Dear Goshen ZBA,

Our property at 15 Cottage Grove Rd. is directly to the left of the Kemish's vacant lot. We have spoken with Brian about the dimensions and the property setbacks. He also recently staked out the footprint and we are completely comfortable with the plans as presented. We fully support Brian and Melissa with the construction of this garage.

Thank You,

A handwritten signature in black ink, appearing to read "Ned and Gia Urion", with a stylized initial "N" or "G" to the left.

Ned and Gia Urion



Hassett & George, P.C.
Attorneys at Law

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Louis N. George
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(860) 651-1333, ext. 121

May 21, 2026

Town of Goshen
Zoning Board of Appeals
42A North Street
Goshen, CT 06756

RE: **Variance Application of Brian and Melissa Kemish Cottage Grove Road, Lot
0706600 Proposed Garage - Support for Variance Request**

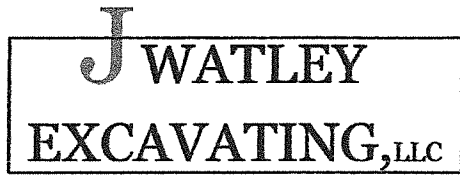
Dear Zoning Board of Appeals:

Attached please find the updated Zoning Location Survey for the proposed garage at 28 Cottage Grove Road. This should be included with the Variance Application referenced above. If you have any questions please feel free to contact me.

Very truly yours,

Louis N. George

LNG/spm



37 Gray Lane, Goshen, CT 06756
860-491-3377

05/21/2026

To: Brian Kemish

As per our previous conversation, I highly recommend leaving approximately 10 feet of access beside the proposed building for possible future construction or tree removal needs.

Kind regards,

Jason Watley
860-309-1976