

**TOWN OF GOSHEN
ZONING BOARD OF APPEALS
MEETING MINUTES
THURSDAY, APRIL 16, 2026 – 7:30PM**

PRESENT: Mark Beeman, Amanda Cannon, Adam Breor(A) and Audrey Blondin(A).

EXCUSED: Dan Kobylenski, Matthew Grosclaude, and Donald Moore.

OTHERS: Marissa Wright, 1st Selectman Breakell and Mr. and Mrs. Kemish.

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

IN A MOTION BY Mr. Beeman and seconded by Ms. Cannon, it was voted to seat alternates Adam Breor and Audrey Blondin. Motion carried.

2. **PUBLIC HEARING:** None.

3. **APPROVAL OF THE MINUTES:** Minutes for March 30, 2026 were reviewed and approved as written.

IN A MOTION BY Ms. Blondin and seconded by Mr. Breor, it was voted to accept the minutes from the March 30, 2026 special 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.*** Mr. Kemish summed up Mr. Musselman's statement that the town pretty much created the hardship when zoning was changed to RA5 in August, 1988 which was more than 30 years after his property was established (earliest record shows his empty lot was established in 1910 and his second lot was established in 1954). He explained why he could not build in a different area due to the septic tank on primary property and the location of the leach fields on the empty lot. He discussed the reserve that Torrington Area Health is requiring and also that he did not want to block a neighbor's view of the lake and this is really the only location. Consulted with J Whatley Excavation on the space needed for excavator to fit (10 foot) if repairs are needed and made that adjustment as well as a 7% reduction in garage size from original proposal. The new size is 26 wide and 30 deep. The lot coverage of 6 other properties in the area (houses only) average 14.7% and with the new proposed size of their garage, their lot coverage would be 11.7% for the new garage. The size of their current garage is 16x16 and it would not fit their vehicle. Ms. Cannon requested that the staking be redone with the new garage size. Current excavation was discussed and Mr. Kemish clarified he was working on clearing rocks that needed to be removed. It was confirmed that the easement was not completed. Ms. Wright asked Mr. Kemish to check into putting the reserve on the primary property. It was stated that no additional excavation be done.

IN A MOTION BY Mr. Beeman and seconded by Mr. Breor, it was voted to set a Public Hearing for May 21, 2026 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. Motion carried.

Ms. Blondin returned at 7:57pm.

5. **NEW BUSINESS:** None.

6. **CORRESPONDENCE:** None.

7. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** Mr. Breakell discussed the prior month's meeting and how it was conducted with Mr. Musselmans seated at the table, advocating for what he thought to be a hardship for a resident. That was not his purview; he is not employed as land use with the Town of Goshen in any way, shape or form. He is a temporary Town Planner compiling information for the POCD and everything he spoke of representing the town needs to be disregarded. When it comes to voting you need to vote on what is currently in place for zoning and not what is being proposed, and to review the variance page. Ms. Wright will send the Commissioners some case law that she has reviewed on the subject.

8. **ADJOURNMENT:**

IN A MOTION BY Ms. Blondin and seconded by Mr. Beeman, to adjourn the meeting at 8:06pm. Motion carried.

Respectfully Submitted,



Lori Clinton, Commission Clerk

Received April 16, 2026 @ 2:32 P.M.

Attest 
Goshen Town Clerk