

**TOWN OF GOSHEN
ZONING BOARD OF APPEALS
SPECIAL MEETING MINUTES
MONDAY, MARCH 30, 2026 – 7:30PM**

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

EXCUSED:

OTHERS: Spencer Musselman, Marissa Wright and Mr. and Mrs. Kemish.

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:30pm by Dan Kobylenski.
2. **PUBLIC HEARING:** None.
3. **APPROVAL OF THE MINUTES:** Minutes for February 19, 2026 were reviewed and approved as written.

IN A MOTION BY Ms. Blondin and seconded by Ms. Cannon, it was voted to accept the minutes from the February 19, 2026 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 before discussion started.** The Commission stated that demonstrating hardship is necessary to justify approval. Mr. Kemish explained that the property predates the RA5 zoning designation, presenting a map confirming its existence in 1954 and citing title records indicating origins as early as 1910. The property was purchased in 2017 and consists of two separate lots; site limitations for constructing the garage arise from septic and leach field placement. Proximity to the property line is required to facilitate potential repairs to the septic system and leach fields, ensuring equipment access. Torrington Area Health has granted approval. At some point the septic was converted to a gravity system, and there is an existing reserve area. Mr. Kobylenski remarked on the strict nature of the application established by P&Z, noting unsuccessful efforts by the Commission to advocate for zoning changes in this area. The Commission discussed hardship examples and suggested that, for the next meeting, the applicant should prepare a narrative addressing several key items: reducing the garage size, exploring ways to increase the setback from 4.5 feet to 10 feet (limiting the variance), determining the average size of machinery required for repairs, summarizing property history, and outlining septic constraints. No further questions were raised. The property owner is expected to submit a narrative at the next meeting, after which a public hearing will be scheduled. Commissioners were encouraged to conduct a site visit, and the Chairman was requested to draft a letter to P&Z regarding rezoning concerns.

IN A MOTION BY Mr. Kobylenski, it was voted to accept the application for Brian and Melissa Kemish, Cottage Grove Road, Lot 0706600. Motion carried.

Ms. Blondin returned at 7:49pm.

5. **NEW BUSINESS:** None.

6. **CORRESPONDENCE:** None.

7. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** Ms. Blondin expressed caution due to State mandates coming soon to 5 acre lots.

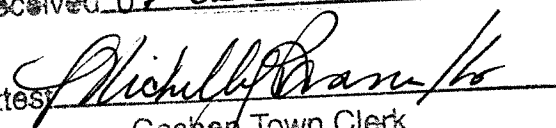
8. **ADJOURNMENT:**

IN A MOTION BY Ms. Blondin and seconded by Mr. Grosclaude, to adjourn the meeting at 7:55pm. Motion carried.

Respectfully Submitted,

Lori Clinton, Commission Clerk

Received 07-02-2026 9:14 AM
Attest 
Goshen Town Clerk