

**Town of Goshen
Planning Board
Minutes of October 1, 2026**

Planning Board members present (quorum = 3): Matthew Salinardi (Vice-Chair), Ron Perry, Bob Bell, and Sebastian Zyzdorf (ex-officio to the Board of Selectmen)

Guest (s): Craig Gebo

Vice-Chair Salinardi called the meeting to order at 7:00 p.m.

Subdivision Discussion (Washington Road)

Craig Gebo presented his proposed major subdivision application to the Board. Mr. Gebo is seeking approval for a major subdivision at 1164 Washington Road (Tax Map 401, Lot 007). The proposed plan is to subdivide the thirty-seven (37) acre lot into four (4) separate lots. The proposed lot sizes are as follows, Lot 1 = 5.07, Lot 2 = 5.18, Lot 3 = 7.12, and Lot 4 = 23.24.

The Board reviewed the proposed maps and related information and discussed holding the public hearing at the next Board meeting on November 5th. It was noted that the acreage currently listed in the Town's records does not match the proposed subdivision map. However, since the subdivision map is being submitted by a licensed surveyor, once the subdivision is approved and recorded at the Registry of Deeds, the Town will adjust its records accordingly.

Sebastian Zyzdorf motioned to accept the Craig Gebo's subdivision plan 'as is' and move to a public hearing on November 5, 2026; Vice-Chair Salinardi seconded the motion. All were in favor-yes; motion carried, 4-0.

Review of Minutes (8/6/26)

Vice-Chair Salinardi motioned to accept the minutes of August 6, 2026 'as is'; Bob Bell seconded the motion. All were in favor-yes; motion carried, 4-0.

Review of Non-Quorum Minutes (9/3/26)

The Board reviewed the non-quorum meeting minutes of September 3rd. No action is required.

Gravel Pit Annual Inspection

The date of Saturday, October 17th was confirmed with Pike Industries for the annual gravel pit inspection. The Board will meet at the Town Hall at 9:00 a.m. and travel to the gravel pit site on Route 10 to continue their inspection. This is a public meeting where residents are welcome to join the Planning Board.

Master Plan

No discussion at this time, the Board will further discuss this topic at a future meeting.

Member Discussion (ongoing)

Additional alternate members are still needed for the Planning Board, this topic will remain a standing agenda item until filled.

Anyone interested in becoming an alternate member of the Planning Board should stop by any of the Planning Board meetings at the first or third Thursday of the month at 7pm in the Goshen Town Hall.

Other Business

- **Upcoming Meetings:** The next meeting of the Planning Board will be the first Thursday in November – November 5, 2026.
- **2027 Budget Review:** Board discussed upcoming budget season. Board is looking to confirm if there was a CRF that had been made for the Master Plan prior to requesting more funds.
- **Pending Subdivision (Brook Road):** The pending subdivision of Mr. Robert Bell of 2314 Brook Road (Tax Map 412, Lot 022-001) will be discussed at a future meeting. No further details were given at this time.
- **Capital Improvement Plan (CIP):** The Board will discuss this at a future meeting.

Standing/Upcoming items

- Master Plan Review – In Progress
- Capital Improvement Plan (annual audit May/June)
- Regulation Changes – Culvert Maintenance (Pending)
- Rand Pond Beach Discussion for inclusion in Master Plan - Standing Item
- Member Discussion - Standing Item
- *Budget due November 1, 2026*
- *Annual report due December 31, 2026*

Sebastian Zyzdorf made a motion to adjourn the meeting. Ron Perry seconded the motion. All were in favor-yes; motion carried, 4-0.

Meeting adjourned at 7:18 p.m.

Respectfully Submitted,
Sebastian Zyzdorf
Ex-Officio Selectboard