

**SALISBURY PLANNING AND ZONING COMMISSION**

**SPECIAL MEETING MINUTES**

**JULY 27, 2021 9:00 AM**

In-Person

**Members Present:**

Dr. Michael Klemens (Chairman)  
Allen Cockerline (Regular Member)  
Jon Higgins (Alternate)

**Staff Present:**

Abby Conroy, Land Use Administrator (LUA)

**Members Absent:**

Bob Riva (Regular Member)  
Martin Whalen (Secretary)  
Cathy Shyer (Regular Member)  
Debra Allee (Alternate)  
Dr. Danella Schiffer (Alternate)

**Brief Items and Announcements**

1. Call to Order/Approval of Agenda

Chairman Klemens called the special meeting to order at 9:02 AM

2. Seating of Members & Alternates

The regular members present were seated. Alternate Higgins was seated for a quorum.

**Old Business**

3. #2021-0140 / Reiland (Capecelatro/Hackett) / 63 Washinee Heights Road / Site Plan Application to Develop Single Family Residential Lot in the LPOD (Section 404) / Map 67 / Lot 02-2 / DOR 07/19/2021 / *Possible Consideration*

Attorney Mark Capecelatro was present to represent the Reilands on the application. He gave an overview of the plan by Mat Kiefer that was revised to address the concerns of the Commission including the removal of a right-of-way and basketball court, and the addition of a vegetative buffer.

Chairman Klemens expressed that the buffer is a good example of protection for the lake.

Commissioner Cockerline asked about the pool house. Attorney Capecelatro explained that an application for Special Permit would be forth coming.

Pat Hackett, design engineer arrived at 9:06.

Chairman Klemens expressed that he felt the revised plan addressed all of the Commission's concerns.

Alternate Higgins inquired about the trees identified on the engineering. Mr. Hackett responded that not all of the trees on the site were identified but that the intent was not to clear-cut the property. He represented that almost all of the trees within 75 feet of the lake would remain unless they were unhealthy or unsafe.

Alternate Higgins also identified that the engineering plans do not reflect the revisions made to the proposed improvement survey. It was clarified that the survey would be the permanent record of approval being filed on the Land Records.

43 *Motion:* to approve application #2021-0140 / Reiland / 63 Washinee Heights Road / Site Plan Application  
44 to Develop Single Family Residential Lot in the LPOD (Section 404) / Map 67 / Lot 02-2 as depicted on the  
45 revised survey done by Mat Kiefer.

46

47 Made by Cockerline, seconded by Higgins.

48 Vote: 3-0-0.

49

50 **Adjournment**

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52 *Motion:* To adjourn the meeting at 9:24 a.m.

53 Made by Cockerline, seconded by Higgins.

54 Vote: 3-0-0 in favor.

55

56 Respectfully submitted,

57

58 Abby Conroy,

59 Land Use Administrator