

**SALISBURY PLANNING AND ZONING COMMISSION**

**REGULAR MEETING MINUTES**

**FEBRUARY 22, 2022, 5:30 PM**

Remote Meeting by Live Internet Video Stream and Telephone

1

2 **Members Present:**

3 Dr. Michael Klemens (Chairman)

4 Cathy Shyer (Vice Chair)

5 Martin Whalen (Secretary) joined at 5:37 p.m

6 Allen Cockerline (Regular Member)

7 Bob Riva (Regular Member) joined at 5:32 p.m.

8 Dr. Danella Schiffer (Alternate)

9

**Staff Present:**

Abby Conroy, Land Use Administrator (LUA)

**Members Absent:**

Debra Allee (Alternate)

10 **Brief Items and Announcements**

11 1. Call to Order/ Establish Quorum

12 Chairman Klemens called the meeting to order at 5:30 p.m. With three regular members and one  
13 alternate present (Chairman Klemens, Vice Chair Shyer, Commissioner Cockerline, and Alternate Schiffer),  
14 a quorum was established for the meeting.

15

16 2. Approval of Agenda

17 Chairman Klemens proposed the following amendment:

18 Amendment #1: Addition of Item 13 – Next Steps in Regulatory Rewrites

19 **Motion:** To approve the agenda as amended

20 Made by Cockerline, seconded by Shyer

21 Vote: 4-0-0

22

23 Commissioner Riva joined the meeting at 5:32 p.m.

24

25 3. Minutes of December 28, 2021

26 **Motion:** To approve the minutes of December 28, 2021 as presented

27 Made by Shyer, seconded by Cockerline

28 Vote: 5-0-0

29

30 4. Minutes of December 13, 2021 – *Pending*

31 5. Minutes of December 20, 2021 – *Pending*

32 6. Minutes of January 18, 2022 – *Pending*

33 7. Minutes of January 31, 2022 – *Pending*

34 8. Minutes of February 7, 2022 - *Pending*

35

36 **New Business:**

37 9. #2022-0163 / Lime Rock Park II, LLC / 497 Lime Rock Road / Special Permit – Land filling/  
38 grading/Excavating in the Flood Plain Overlay District (Section 401) / Map 4 / Lot 16 / DOR:  
39 02/22/2022 / Receive & Schedule Hearing for March 7<sup>th</sup>, 2022 at 5:45pm

40

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41 Bill Reuckert (General Partner – Lime Rock Park II, LLC), Engineer Todd Ritchie (SLR Consulting), and Dicky  
42 Riegel (President and CEO of Lime Rock Park II, LLC) represented Lime Rock Park II, LLC for the special  
43 permit application.

44  
45 Martin Whalen joined the meeting at 5:37 p.m.

46  
47 Engineer Ritchie oriented the Commission with an aerial view of Lime Rock Park. He stated that the  
48 proposed location of the paddock B garages is outside of the FEMA 100-year and 500-year flood plain. He  
49 proposed 100 cubic yards of fill be placed within the FEMA 100-year flood plain to provide a transition  
50 from the existing elevation of the paddock area to the finished floor elevation of the proposed paddock B  
51 garages. To compensate for the fill within the floodplain, Engineer Ritchie proposed a 3,450 square foot  
52 compensatory storage area to the north of the proposed excavation area. He continued that the current  
53 concession stand is not within the 100-year flood plain. He confirmed that Tom Grimaldi (R.R. Hiltbrand  
54 Engineers and Surveyors) would review the Erosion and Sedimentation Control Measures for the  
55 proposed plan on behalf of the Planning & Zoning Commission. He also clarified that the paddock B  
56 garages are one-story structures with windows at the top of the garage bay doors for additional natural  
57 light.

58  
59 Chairman Klemens inquired whether the volume of fill to be placed within the 500-year floodplain was  
60 accounted for within the proposed Floodplain Flood Storage Volume Compensation Area. Engineer  
61 Ritchie stated that the volume of fill to be placed within the 500-year flood plain had not been added to  
62 the proposed compensation area calculations, but that he would provide that information if desired by  
63 the Commission. Chairman Klemens asked for clarification regarding the proposed location of the  
64 Floodplain Flood Storage Volume Compensation Area. Engineer Ritchie explained that alternative  
65 placement within the green space north of the proposed site would be both a safety hazard to racers and  
66 a disturbance to a nearby mature tree and wetland area. Chairman Klemens inquired whether vegetation  
67 would be added to the compensation area. Engineer Ritchie stated that the compensation area would be  
68 maintained as grass to ensure sufficient compensatory storage volume.

69  
70 Vice Chair Shyer asked about the restroom configuration for the concession building. Engineer Ritchie  
71 stated that the concession building would contain a restroom for employee use only. Secretary Whalen  
72 asked about the addition of public restrooms to accommodate the large amount of proposed seating at  
73 the concession stand. Mr. Riegel clarified that public restrooms are within the infield and adjacent to the  
74 concession stand. Secretary Whalen asked for clarification regarding the size of the septic system for the  
75 concession stand. Engineer Ritchie stated that the septic system would accommodate wastewater from  
76 both the employee bathroom and the concession kitchen (Peak Wastewater Volume:  $\cong$  1,000 gallons/  
77 day).

78  
79 LUA Conroy stated that Commissioner Riva was unable to participate in the motion to set the public  
80 hearing due to internet connectivity issues. Chairman Klemens seated Alternate Schiffer for the vote.

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81 **Motion:** To schedule a public hearing for special permit application #2022-0163 / Lime Rock Park II, LLC /  
82 497 Lime Rock Road / Special Permit – Land filling/ grading/Excavating in the Flood Plain Overlay District  
83 (Section 401) / Map 4 / Lot 16 on March 7<sup>th</sup>, 2022 at 5:45 p.m. via Zoom.

84 Made by Cockerline, seconded by Schiffer

85 Vote 4-0-1 (Abstention: Martin Whalen).

86  
87 **Public Comment**

88 10. Public Comment – Public comment is restricted to items that are neither on the agenda nor the  
89 subject of any Planning & Zoning application or action and are limited to three minutes per person.  
90

91 There was no public comment.

92 **Other Business**

93  
94 11. Report of minor site plan modifications:

95 Hotchkiss School – ‘Contemplative Garden’

96 Women’s Support Services – Office use (existing), handicap accessibility (parking and ramp)  
97

98 LUA Conroy stated that she and Chairman Klemens identified two projects approved as minor site plans.

99 The first project was the creation of a ‘Contemplative Garden’ on the hillside overlooking Lake

100 Wonoskopomuc at the Hotchkiss School. Because the landscape project is outside of the Lake Protection

101 Overlay District (LPOD), she stated that the project constituted a minor site plan for the addition of

102 vegetation and walkways. The second project was a request for permission to install a handicap access

103 ramp and parking area for the Porter Street location of Women’s Support Services.  
104

105 12. Draft Regulation Revision Overview

106  
107 LUA Conroy reviewed the following general edits for consistency to the Zoning Regulations:

108 1. Cover Page – Date Corrections

109 2. Index-page corrections (to be finalized upon final draft of language)

110 3. Replace Salisbury “*Conservation Commission*” with “*Inland Wetlands and Watercourses Commission.*”

111 4. Section 202 and 203 – update to reference new maps

112 5. Consistency of terms – “*right of way*” to “*right-of-way*”; “*storm water*” to “*stormwater*”; “*run off*” to

113 “*runoff*”; “*non-conforming*” to “*nonconforming*”; “*single family*” to “*single-family*”; “*Fee Owned*” to

114 “*fee-owned*”; “*owner occupied*” to “*owner-occupied*”

115 6. Eliminate references to “*Non-profit*” and “*not-for-profit*”

116 7. Conflicting standards for uses (ex. 224.5 building coverage)

117 8. Alphabetized terms and definitions

118 9. Consistency of zoning district abbreviations  
119

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The following is a summary of the proposed amendments to the Regulations within the *Index, Article I-Introduction, Article II – Zones, Districts, Maps, and Use Requirements, and Article III – Lot and Building Dimensional Requirements* with Commission discussion.

Proposed Amendments for the Index:

1. Revision of reference to Section 212 from “*Educational, Health, Religious, and Other Non-Profit Use*” to “*Institutional and Related Uses*”.
2. The deletion of “*Section 218: Non-Profit Organizations*”.
3. Revision of the term “*Non-Conforming*” to “*nonconforming*” in headings for Sections 500-505.

LUA Conroy stated that regulations within Sections 500-505 required an update to match the 2015 Statute revisions for nonconforming use.

Proposed Amendment for Article I – Introduction:

LUA Conroy presented the following revised “*Authority and Purposes*” introduction statement under Section 100:

*“These regulations are adopted for the following purposes in accordance with the Connecticut General Statutes as amended:*

- To encourage the most appropriate use of land;*
- Conserve and stabilize the value of property;*
- Promote health, safety, and general welfare;*
- Protect and maintain the quality and quantity of surface and ground drinking water supplies;*
- Regulation and determine size and location of yards;*
- Provide adequate open spaces for light and air;*
- Secure safety – fire, panic, flood, and other dangers;*
- Prevent undue concentrations of population;*
- Lessen congestion in the streets; and*
- Facilitate adequate provisions for community facilities and utilities, such as transportation, water, sewage, schools, parks, open spaces, and other public requirements and for such other purposes as specified in Chapter 124 of the Connecticut General Statutes.*

*To carry out these purposes, these regulations designate, regulate, and restrict the location and use of buildings, structures, and land for agriculture, residences, commerce, trade, industry, and other purposes; regulate and limit the height, number of stories and size of buildings and other structures hereafter erected or altered; regulate and determine size of yards and other open spaces; regulate and limit the*

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160 *density of populations; divide the Town into zoning districts for said purposes as seems best suited, and*  
161 *provide for the enforcement of such regulations.*

162  
163 *These regulations apply to all areas within the Town of Salisbury.”*

164  
165 Alternate Schiffer requested clarification on terminology differences between “*promote safety*” and  
166 “*secure safety.*” Chairman Klemens stated that these statements should not be altered due to their  
167 sourcing from legislative documentation.

168  
169 Proposed Amendments for Article II – Zones, Districts, Maps, and Use Requirements:

170  
171 1. Establishment of consistency between the zoning map legend and the zoning map abbreviations (R-10,  
172 R-20, RR-1-V, RR-1, RR-3, MR, LA, RE, C-20, CG-20, and LI-1).

173  
174 LUA Conroy stated that most zoning maps are appended to the regulations as a PDF document.  
175 Commissioner Cockerline inquired of the location of the zoning maps for general public reference. LUA  
176 Conroy stated that zoning maps are located on the Town of Salisbury website.

177  
178 2. Revision T of the heading for Section 202 from “*Zoning Maps*” to “*Combined Zoning & Overlay District*  
179 *Maps.*”

180  
181 3. Merge Sections 202 and Sections 203 to encompass both the zoning and overlay district maps.

182  
183 4. Addition of the Tables of Uses within text of *Section 205 – Tables of Uses Permitted According to Zone.*

184  
185 5. Modification of the spelling of “*Wonoscopomuc*” to “*Wonoskopomuc*” within Section 206.3 – *Single-*  
186 *Family Residential Zones – Mount Riga Zone (MR) and Lake Residential Zone (LA).*

187  
188 Vice Chair Shyer recommended the Commission discuss the spelling of the lake name with the Lake  
189 Association to allow for consistency between groups.

190  
191 6. Removal of the following point from *Section 208.1 – Apartment on Single-Family Residential Lot* to align  
192 with legislative updates:

193  
194 “*Access – The apartment shall have its own outside access to the parking area and shall be equipped with*  
195 *its own kitchen, bath, and utility services that conform to the list of minimum utility and installation*  
196 *requirements specified on the Zoning Application Form.*”

197  
198 7. Revision of Section 212.1a from “*The minimum lot area shall be 1 acre*” to “*The minimum lot area shall*  
199 *be 10 acres.*”

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200 LUA Conroy stated that the 10-acre designation originated from her research on surrounding educational  
201 institutions with lot areas equal to or greater than 10 acres. Vice Chair Shyer and Alternate Schiffer  
202 questioned whether the 10-acre minimum was an appropriate lot area for all types of educational  
203 institutions. LUA Conroy cited information within Tables of Uses 205.2, which indicated that schools and  
204 colleges operated by a non-profit organization require a special permit within a C-20, CG-20, and LI-1  
205 Zone. She also cited Table of Uses 205.1 which indicated that construction of a nursery school requires a  
206 special permit within residential zones (R-10, R-20, RR-1, RR-1V, RR-3, and MR). She recommended that  
207 the regulation be modified to specify a minimum acreage within residential and commercial zones.  
208 Chairman Klemens recommended that the Table of Uses 205.2 be amended to allow for a school to be  
209 built within a residential zone by special permit. The Commission agreed with Chairman Klemens  
210 recommendation on the Table of Uses 205.2 modification.

211  
212 8. Removal of Sections 212.1b/212.1c as follows:

213 *"b. Nursery school buildings shall be a setback minimum of 150 feet from the street right-of-way line.*

214 *c. No play apparatus shall be permitted in the front or side yards."*

215 9. Revision of Section 212.2 Fraternal Club or Lodge to read as follows:

216 *"A fraternal club or lodge as defined by the Internal Revenue Service may be permitted provided it does*  
217 *not involve the use of firearms or motorized vehicle-related recreational uses. The applicant shall provide a*  
218 *copy of the existing or proposed charter and bylaws, purposes and activities."*

219  
220 10. Removal of Section 212.3b as follows:

221  
222 *"Maximum building coverage shall be 15% of the lot area."*

223  
224 LUA Conroy stated that this section of the regulations contradicts the underlying zoning regulation with a  
225 maximum building coverage of 10% of the lot area.

226  
227 11. Revision of the heading for Section 214.1 from *"Commercial or Non-Profit Cross-Country Ski Area"* to  
228 *"Cross Country Ski Area."*

229  
230 LUA Conroy recommended Section 214.1 encompass all forms of outdoor recreation (e.g., cross-country  
231 skiing, golf courses, tennis or riding clubs, boarding camps). She proposed revising the heading of Section  
232 214 from *"Recreation and Related Uses"* to *"Outdoor Recreation and Related Uses."*

233  
234 12. Revision of the title heading of Section 215 from *"Short Term Event – Carnival, Fair, Circus Show,*  
235 *Athletic Meet, or Similar Event"* to *"Temporary Events."*

236  
237 LUA Conroy presented the following definition of a temporary event:

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238 *“Temporary Event: A temporary event is a gathering of forty (40) or more people occurring no more than*  
239 *four (4) times per year on a single property.”*

240  
241 Vice Chair Shyer recommended that the Commission speak to local organizations that hold temporary  
242 events to obtain additional insight on gathering limitations. Chairman Klemens questioned whether  
243 regulations should be placed on temporary gatherings in private residences. Commissioner Cockerline  
244 recommended regulating temporary events for commercial use. Chairman Klemens stated that a  
245 commercial and/or for-profit temporary event occurring in a residential zone should be regulated.  
246 Chairman Klemens also inquired whether tag sales should be regulated as temporary events. LUA Conroy  
247 cited State Statute with one tag sale per year permissible on a private residence. She recommended that  
248 commercially-based temporary events fall under the application of a temporary zoning permit with  
249 review and approval by the Commission.

250  
251 13. Removal of *Section 218 – Non-Profit Organizations.*

252  
253 14. Removal of the following line from *Section 224.5 – Research Laboratories:*

254  
255 *“a. The maximum building coverage shall be no more than 10% of the total lot area.”*

256  
257 LUA Conroy supported regulations for outside storage and machinery rather than building coverage.  
258 Chairman Klemens and Commissioner Cockerline questioned the necessity of a section on research  
259 laboratories within the regulations.

260  
261 Chairman Klemens asked about zoning regulations for the commercial sale of cannabis. LUA Conroy  
262 stated that cannabis dispensaries are limited based on the population of a municipality (e.g., one  
263 dispensary per 25,000 people). Commissioner Riva expressed significant concern about the possibility of a  
264 cannabis dispensary in town. Alternate Schiffer inquired whether discussion of restrictions for cannabis  
265 dispensaries would be better suited for a Town Meeting. LUA Conroy stated that moratoriums could be  
266 placed on the establishment of a cannabis dispensary, but that a dispensary could not be banned in  
267 perpetuity. She recommended tabling the discussion of cannabis dispensary zoning regulations until a  
268 future date.

269  
270 15. Modification of the heading of Section 224.9 from *“Educational, Institutional, and Related Uses”* to  
271 *“Institutional and Related Uses.”*

272  
273 LUA Conroy stated that the modification of this section heading aligns with the section headings within  
274 the Table of Uses 205.1.

275  
276 Proposed Amendments for Article III – Lot and Building Dimensional Requirements

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278 1. Removal of in-text references to the *Table of Dimensional Requirements for Residential Zones, Rural*  
279 *Enterprises, Commercial, and Industrial Zones* with the intention of table insertion.

280  
281 2. Removal of Section 301.1 (originally 301.2) as follows:

282  
283 *“Section 301.1: Minimum Lot Area in the R-10, R-20, C-20, CG-20, and LI-1 Zones: In these zones, the area*  
284 *of any water body, watercourse, or inland wetland as defined by the Salisbury Inland Wetlands and*  
285 *Watercourses Commission shall not be included in the calculation of the required minimum area of any*  
286 *lot.”*

287  
288 LUA Conroy stated that the Commission agreed to remove Section 301.1 per the January 31, 2022  
289 meeting.

290  
291 3. Elimination of the following statement within *Section 301.2 – Exceptions to Minimum Lot Area in RR-1,*  
292 *RR-1-V, and LA Zones:*

293  
294 *“In the LA zone subject to the same requirements and provided the lot has a minimum square of 90 feet, a*  
295 *lot for a single-family dwelling may be approved for a minimum lot area of 20,000 square feet.”*

296  
297 LUA Conroy stated that the Commission agreed to remove this statement per the October 4, 2021  
298 meeting.

299  
300 4. Removal of Section 301.3 (originally 301.4) as follows:

301  
302 *“Exceptions to Minimum Lot Area in the LI-1 Zone: The minimum lot area for a lot with an accessory*  
303 *dwelling for use for the caretaker, proprietor, or lot wonder in the LI-1 zone shall be 50,000 square feet.”*

304  
305 LUA Conroy stated that the Commission agreed to remove this section per the January 31, 2022 meeting.

306  
307 5. Addition of the definition of a *“buildable area”* to the Appendix as taken from the introduction of  
308 Section 302.

309  
310 6. Revision of the introduction of Section 302 to read as follows:

311  
312 *“Each lot shall contain at least one buildable area.”*

313  
314 LUA Conroy requested Commission consideration of the accuracy of the definition of the term *“buildable*  
315 *area.”* She highlighted that Section 302.3 implies that setbacks are not included within a buildable area,  
316 with other sections of the regulations providing contradiction. She proposed that the definition reads that  
317 setback are not included within the buildable area due to the inability to build within a setback area.



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318 Commissioner Cockerline inquired of the location of septic fields in relation to setbacks and their inclusion  
319 within the buildable area. LUA Conroy stated that this interpretation would imply the regulation of septic  
320 systems as structures. She continued that a property owner cannot build a house on a septic system,  
321 meaning that a buildable area is the area in which structures are placed for the regulation of Zoning.  
322

323 LUA Conroy inquired whether a proposed subdivision should include *all* buildable areas within their  
324 application. Chairman Klemens stated that all buildable areas should be included if a septic system is  
325 added to a subdivision. LUA Conroy inquired whether Zoning needed to be involved in the regulation of a  
326 septic system within a buildable area. Commissioner Cockerline suggested Zoning involvement for the  
327 installation of a septic system within a buildable area for a new construction. Chairman Klemens  
328 requested the following heading modification for Section 302:

329  
330 *"Minimum Buildable Area Requirements in RR-1, RR-1V, RR-3, MR, RE, and LA Zones for New Lots"*  
331

332 LUA Conroy suggested the addition to the title heading read, *"for Lots Created after (designated date)."*  
333

334 LUA Conroy recommended tabling discussion of this point for a future meeting.  
335

336 7. Revision to Section 301.1 as follows:  
337

338 *"Each lot in the RR-1, RR-1-V, RR-3, MR, RE, and LA zones shall contain at least one buildable area which*  
339 *shall be a minimum of 40,000 square feet."*  
340

341 Commissioner Cockerline asked about the origin of the 40,000 square feet minimum buildable area  
342 requirement. LUA Conroy stated that this amendment aligned with the revisions made to *Section 301.2 –*  
343 *Exceptions to Minimum Lot Area in RR-1, RR-1-V, and LA Zones*. Commissioner Cockerline and Secretary  
344 Whalen indicated that doubling the minimum lot requirement of a buildable area within these zones was  
345 excessive. LUA Conroy agreed to leave the minimum buildable area at 20,000 square feet.  
346

347 8. Revision to Section 301.2 as follows:  
348

349 *"All buildings, structures, and septic systems shall be located within a buildable area except accessory*  
350 *buildings or structures according to Section 304.1, and wells which may be located outside of the buildable*  
351 *area, and as allowed under the following sections 302.3 and 302.4."*  
352

353 9. Revision to Section 301.3 as follows:  
354

355 *"For lots that legally existed prior to the effective date of this regulation (3.10.2010), as evidenced by the*  
356 *deed recorded in the office of the Town Clerk, the requirements of Sections 302.1 and 302.2 shall not apply*  
357 *to the expansion of existing buildings or structures."*

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358 10. Revision to Section 302.4 as follows:

359  
360 *“For lots that legally existed prior to 3.10.2010, as evidenced by deed recorded in the office of the Town*  
361 *Clerk, new buildings, structures, or septic systems that cannot be placed in a buildable area may be*  
362 *constructed provided a Special Permit is obtained from the Commission.*

363  
364 *In deciding on the Special Permit, the Commission must first find that:*

- 365 ● *the building, structure, or septic system cannot be placed within the buildable area*
- 366 ● *that placement outside of the buildable area will result in significantly less grading*  
367 *and other disturbances to the natural environment; or*
- 368 ● *that placement outside of the buildable area preserve a scenic view or significant*  
369 *natural feature”*

370  
371 11. Revision to Section 303 as follows:

372  
373 *“Each lot shall be of a size and shape that contains a square meeting the minimum square side dimensions*  
374 *specified in the Tables of Dimensional Requirements with one side placed on the front yard setback line.”*

375  
376 Chairman Klemens questioned the necessity for a regulation on Minimum Square Requirements. LUA  
377 Conroy stated that this minimum square requirement is helpful for the creation of regularly shaped lots.  
378 Chairman Klemens requested specification within the regulations that Section 303 is applicable to new  
379 lots rather than preexisting lots to prevent the creation of non-conformities. LUA Conroy stated that she  
380 would review the March 10, 2010 regulation amendments to gain greater clarity on the origin of the  
381 minimum square requirements and buildable area regulations.

382  
383 12. Revision to the introductory statement to *Section 304: Minimum Yard Setback Requirements* as  
384 follows:

385  
386 *“All buildings and structures shall meet the minimum yard setback requirements specified in the Tables of*  
387 *Dimensional Requirements subject to the following standards and exceptions.”*

388  
389 Commissioner Cockerline requested clarification with regards to permissibility to build within a front yard.  
390 LUA Conroy explained the difference between a “front yard” and a “front yard setback.” She stated that a  
391 “front yard” is created via the presence of the principal structure, with anything in front of the principal  
392 structure being classified as the front yard. She confirmed that an individual can build within their front  
393 yard as long as it is not within the setback area. She highlighted the allowance of exceptions to setback  
394 requirements for accessory buildings and structures within Section 304.1.

395  
396 13. Addition of the definition of an “*accessory storage building*” to the Appendix Terms as taken from  
397 *Section 304.2 – Exceptions to Yard Setback Requirement for Accessory Buildings.*

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LUA Conroy presented the following definition of an accessory storage building:

*“A detached building not equipped with sanitary facilities or water services, nor otherwise designed or used for human habitation or housing of animals.”*

14. Revision of *Section 304.2 - Exceptions to Yard Setback Requirements for Accessory Buildings* as follows:

*“a. An accessory storage building may be located within a side or rear yard setback provided it:*

- *Has a maximum footprint of 250 square feet*
- *Is a maximum of 15 feet in height*
- *Is a minimum of five (5) feet from the side or rear property line in all zones on lots 40,000 square feet or less; or*
- *Is a minimum of ten (10) feet from the side or rear property line in all zones on lots more than 40,000 square feet;*

*b. Subject to Site Plan approval, in the R-10, R-20, RE, C-20, and CG-20 zones, or on other residentially zoned lots of 40,000 square feet or less, an accessory building or structure may be located in a front yard setback provided:*

- *the principal building is located in the front yard setback and*
- *the accessory building or structure is no closer to the front street line than any part of the principal building thereby promoting a street wall.*

*c. A Seasonal Farm Stand in accordance with Section 211.1.*

Chairman Klemens stated that this regulation revision allows for greater flexibility to individuals who own smaller lots (e.g., less than one acre).

Chairman Klemens proposed scheduling a special meeting to continue review of the regulation revisions. LUA Conroy proposed a special meeting date for March 8, 2022 at 5:30 p.m.

13. Next Steps in Regulatory Rewrites

Chairman Klemens shared the following next steps for regulation revisions:

- Outdoor Dining

Chairman Klemens stated that this section needed to be completed by April 2022. LUA Conroy added that Outdoor Dining would be a new section added to the regulations and would require a public hearing.

- Section 200
- Section 800
- Cannabis and On-Site Vaping

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- On-Site Child Care

438

439

**Adjournment**

441 *Motion:* To adjourn the meeting at 8:15 p.m.

442 Made by Shyer, seconded by Cockerline

443 Vote: 5-0-0

444

445 Respectfully Submitted,

446

447 Sara C. Woloszyn, Recording Secretary