

**SALISBURY PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MARCH 7, 2022, 5:30 PM**

Remote Meeting by Live Internet Video Stream and Telephone

1 **Members Present:**

2 Dr. Michael Klemens (Chairman)
3 Cathy Shyer (Vice Chair) – joined at 5:37 p.m.
4 Martin Whalen (Secretary)
5 Allen Cockerline (Regular Member)
6 Bob Riva (Regular Member)
7 Dr. Danella Schiffer (Alternate)

Staff Present:

Abby Conroy, Land Use Administrator (LUA)

Members Absent:

Debra Allee (Alternate)

8
9 **Brief Items and Announcements**

10 1. Call to Order/ Establish Quorum

11 Chairman Klemens called the meeting to order at 5:29 p.m. With four regular members and one
12 alternate present (Chairman Klemens, Commissioner Cockerline, Commissioner Riva, Secretary
13 Whalen, and Alternate Schiffer), a quorum was established.

14

15 2. Approval of Agenda

16 Chairman Klemens proposed the following agenda amendment:

17 Amendment #1: Addition of “Correspondence and Survey Update” as point nine (9) of the agenda

18

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

20 Made by Cockerline, seconded by Riva

21 Vote: 5-0-0

22

23 3. Minutes of December 13, 2021 - *Pending*

24 4. Minutes of December 20, 2021 - *Pending*

25 5. Minutes of January 18, 2022 – *Pending*

26 6. Minutes of January 31, 2022 – *Pending*

27 7. Minutes of February 7, 2022 – *Pending*

28 8. Minutes of February 22, 2022 – *Pending*

29

30 9. Correspondence and Survey Update:

31 Chairman Klemens stated 520 individuals (13% response rate) completed the POCD survey, with four
32 (4) individuals that expressed interest in serving on a Town of Salisbury Board or Commission.

33

34 Janet Graaff joined the meeting at 5:31 p.m.

35

36 Chairman Klemens introduced Janet Graaff (Liaison to PZC - Salisbury Economic Development
37 Committee) per her correspondence regarding the POCD survey. Ms. Graaff expressed a goal of
38 achieving a 20% response rate and hoped to see more local employees respond to the survey.

39 Chairman Klemens indicated previous discussion with Curtis Rand (First Selectman) to encourage town
40 employee participation, as well as sent letters to the Salisbury Association and the two lake

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41 associations. Commissioner Riva shared the survey link with the Town of Salisbury Highway
42 Department and the Salisbury Volunteer Ambulance. Alternate Schiffer, in her capacity as President of
43 the Amesville Association, sent a letter to the residents of Amesville to encourage survey participation.

44

45 Vice Chair Shyer joined the meeting at 5:37 p.m.

46

47 Janet Graaff left the meeting at 5:38 p.m.

48

49 **New Business:**

50 10. #2022-0162 / Orelup / 70 Race Track Road / Site Plan Modification – Convert Existing Screened
51 Porch on Accessory Apartment to Living Space (Section 803.5) / Map 7 / Lot 21-1 / DOR:
52 02/22/2022 / *Possible Consideration*

53

54 Deborah Orelup (Property Owner/Applicant) represented the site plan application. LUA Conroy
55 described the site plan modification as the enclosure of an existing 12'x12' screened porch into livable
56 space. The proposed plan would increase the total living area from 1,267 ft² to 1,411 ft². The
57 Commission had no questions or comments regarding the proposed site plan modification.

58

59 Alternate Schiffer was unseated from voting upon the arrival of Vice Chair Shyer to the meeting.

60

61 **Motion:** To approve site plan application #2022-0162 / Orelup / 70 Race Track Road / Site Plan
62 Modification – Convert Existing Screened Porch on Accessory Apartment to Living Space (Section
63 803.5) / Map 7 / Lot 21-1 on March 7th 2022 at 5:41 p.m.

64 Made by Cockerline, seconded by Riva

65 Vote: 5-0-0

66

67 **Public Hearing:**

68 11. #2022-0160 / Cassidy & Teti / 9 Academy Street / Special Permit - Change of Use to Hotel
69 (Section 205.2) and Use Rendering a Lot More than 30% Impervious in the Aquifer Protection
70 Area (Section 403.4.c.) / Map 54 / Lot 74 / DOR: 02/07/2022 / *Open Hearing, Possible*

71 *Consideration*

72

73 Secretary Whalen opened the public hearing with the reading of the call for special permit application
74 #2022-0160. Chairman Klemens asked whether Tom Grimaldi (R.R. Hiltbrand Engineers and Surveyors)
75 reviewed the application. LUA Conroy stated that she did not receive a response from Mr. Grimaldi.
76 Due to survey discrepancies with the abutting landowner and an absence of a stormwater report,
77 Chairman Klemens stated that the applicants would be eligible to make their presentation at the next
78 public hearing. LUA Conroy advised that allowance of the presentation at the current public hearing
79 may provide further information that would be beneficial for Commission consideration of the
80 application.

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81 Aidan Cassidy (Property Owner/Applicant) and Hanna Przada (Principal Architect – Lyons Plain
82 Architecture and Design) represented the special permit application. Mr. Cassidy described the existing
83 use of the 9 Academy Street building as both commercial (ground floor) and residential (second floor –
84 one bedroom apartment). He proposed the removal of the western facing deck; attic space expansion
85 to accommodate a second apartment; the addition of a wraparound porch; addition of a double
86 staircase and fire escape to the rental units; and vegetative buffers planted on the western and eastern
87 sides of the building. The final structure would be a three-story building with three units utilized for
88 short term rentals, and that would not exceed the 35-foot maximum building height regulation. He
89 continued that the previous commercial space on the first floor would serve as a reception area for
90 guests and administrative tasks as well as a rental unit. He stated that the egress on the western side
91 of the building and the parking area will remain unchanged. He stated that the stormwater plan for the
92 project requires a CULTEC system to manage runoff into the rear garden area.

93
94 Chairman Klemens observed that one of the parking spaces overlapped with the Town property line.
95 Mr. Cassidy confirmed this observation and expressed willingness to reposition the parking spaces on
96 the eastern side of the parking lot. Vice Chair Shyer inquired of an overflow parking plan and vehicle
97 size accommodations within the current parking lot. Mr. Cassidy stated that he could provide
98 measurements of the parking area to determine appropriate parking for standard vehicle sizes.

99
100 Alternate Schiffer requested clarification of the application as a change of use to a hotel. Per the
101 International Building Code, Ms. Przada stated that a building used solely for short term rentals is
102 classified as a hotel. Alternate Schiffer stated that hotels require a staff person to be on site at all times
103 for management of the property. Mr. Cassidy stated his intentions to hire an employee for the
104 proposed reception area/ administrative office. LUA Conroy presented the following definition of a
105 hotel for further clarification:

106
107 *“A building providing lodging for persons, with or without meals, and intended primarily for the*
108 *accommodation of transients and so designed that normal access and egress are controlled from a*
109 *central point.”*

110
111 Chairman Klemens opened the discussion to the public for comment at 6:03 p.m.

112
113 Peggy Rice (Adjacent Property Owner - 7 Academy Street and at 10 & 14 Library Street) stated that the
114 survey of 9 Academy Street was completed using one property pin set 70 years prior on one of her
115 adjacent properties. She expressed awareness of inadequate site plan information for her three
116 surrounding properties due to missing pins along Academy Street. She believed there weren't enough
117 verified reference points to accurately identify the proposed property lines in the survey. She also
118 noted the absence of existing mature trees and vegetation along the property lines of the survey. She
119 continued that Mat Kiefer (Surveyor – Lamb Kiefer Land Surveyor LLC) will meet with David Zygmunt
120 (Land Surveyor – 9 Academy Street) on March 8, 2022 to discuss the reference points used on the

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121 survey. She believed that the solution to this discrepancy would be the completion of an independent
122 survey. She also shared her interpretation of the construction plans at 9 Academy Street as a complete
123 demolition of the building down to the foundation.

124

125 Mr. Cassidy stated that Mr. Zygmunt did not create the proposed land survey from one pin. He noted
126 the presence of multiple pins identified both on the 9 Academy Street property line and on adjacent
127 properties within the survey. He also clarified that the full frame of the structure will remain intact
128 throughout construction. Per statute amendment, Chairman Klemens stated that a property owner has
129 the right rebuild a non-conforming building within the same foundational footprint.

130

131 Chairman Klemens asked whether the land survey for 9 Academy Street was certified with a seal. LUA
132 Conroy confirmed that the paper copies of the survey possessed a certifying seal. Chairman Klemens
133 requested submission of a written statement from Mat Kiefer and David Zygmunt to the Land Use
134 Office prior to the next public hearing. He also requested Engineer Grimaldi review the proposed
135 stormwater management plan.

136

137 **Motion:** To continue the public hearing for special permit application #2022-0160 / Cassidy & Teti / 9
138 Academy Street / Special Permit - Change of Use to Hotel (Section 205.2) and Use Rendering a Lot
139 More than 30% Impervious in the Aquifer Protection Area (Section 403.4.c.) / Map 54 / Lot 74 on April
140 4, 2022 at 6:45 p.m.

141 Made by Cockerline, seconded by Riva

142 Vote: 5-0-0

143

144 12. #2022-0163 / Lime Rock Park II, LLC (SLR Consulting) / 497 Lime Rock Road / Special Permit – Land
145 Filling, Grading, Excavating in the Flood Plain Overlay District (Section 401) / Map 4 / Lot 16 /
146 DOR:02/22/2022 / *Open Hearing, Possible Consideration*

147

148 Secretary Whalen opened the public hearing with the reading of the call of Special Permit application
149 #2022-0163. Secretary Whalen recused his voting position and Chairman Klemens appointed Alternate
150 Schiffer as the voting alternate for the application.

151

152 Bill Rueckert (General Partner – Lime Rock Park II, LLC), Engineer Todd Ritchie (SLR Consulting) and
153 Dicky Riegel (President and CEO) represented Lime Rock Park II, LLC for the special permit application.

154

155 Engineer Ritchie presented a site plan of Lime Rock Park with a transposed 100-year FEMA Floodplain
156 elevation line. He displayed the location of the proposed Paddock B construction site located outside
157 of the 100-year FEMA Floodplain and 500-year floodplain. He stated that the land needs to be tapered
158 down to reach the existing elevation of the paddock due to the proposed location of the garages being
159 at the 500-year floodplain elevation. He stated 100 cubic yards of fill would be deposited within the
160 regulated 100-year FEMA floodplain area to achieve the elevation change. He highlighted the location

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161 of a FEMA 100-year Floodplain Flood Storage Volume Compensation Area adjacent to the Paddock B
162 area with a volume of 100 cubic yards of fill at a one-foot excavation depth.

163

164 Chairman Klemens inquired whether the volume of fill to be placed within the 500-year flood plain was
165 added to the proposed Floodplain Floor Storage Volume Compensation Area. Engineer Ritchie stated
166 that the specified volume of fill had not been added to the proposed compensation area calculations,
167 but will add it into the plan as a condition of approval. Commissioner Cockerline questioned whether
168 the transposed 100-year FEMA Floodplain elevation line should be moved north to include Salmon Kill
169 Creek. Engineer Ritchie stated that the FEMA line is not able to be modified per Federal regulation.

170

171 Alternate Schiffer inquired about the review by Tom Grimaldi (R.R. Hiltbrand Engineers and Surveyors)
172 on behalf of the Commission. Engineer Ritchie presented the following statement from Engineer
173 Grimaldi:

174

175 *“C16: We take no exception with the Floodplain Compensatory Mitigation Area computations for the*
176 *100-year flood event, especially due to the shallow excavation necessary to achieve the required*
177 *volume. The area shall be protected with a guardrail for public safety. The area shall be maintained and*
178 *free of tree/ shrub vegetation to ensure adequate flood storage volume.”*

179

180 Engineer Ritchie indicated that Lime Rock Park II, LLC would comply with Engineer Grimaldi’s
181 recommendation to have a guardrail around the compensatory storage area.

182

183 Chairman Klemens also read the following statement from Engineer Grimaldi’s assessment:

184

185 *“C15: We take no exception with the proposed floodplain mitigation volumes.”*

186 Engineer Ritchie confirmed that the recommendations to add a guardrail around the mitigation area,
187 to plant grass rather than trees and shrubs within the mitigation area, and to provide the calculations
188 for additional fill to be placed within the 500-year floodplain line shall be provided within the final
189 application.

190

191 Chairman Klemens opened the floor to public comment at 6:33 p.m.

192

193 Lori Shepard requested clarification on the grade change and volume of fill required for the 400-foot-
194 wide proposed Paddock B construction. Engineer Ritchie stated that the grade change is minimal but
195 the volume of fill required is large due to the width of the proposed paddock. He stated that the
196 “ramp” is actually an extension of the pre-existing pavement (approximately 5000 ft²) placed at an
197 incline to accommodate the paddock.

198

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199 **Motion:** To close the public hearing for special permit application #2022-0163 / Lime Rock Park II, LLC
200 (SLR Consulting) / 497 Lime Rock Road / Special Permit – Land Filling, Grading, Excavating in the Flood
201 Plain Overlay District (Section 401) / Map 4 / Lot 16 at 6:37 p.m.

202 Made by Cockerline, seconded by Riva

203 Vote: 5-0-0

204

205 **Motion:** To approve special permit application #2022-0163 / Lime Rock Park II, LLC (SLR Consulting) /
206 497 Lime Rock Road / Special Permit – Land Filling, Grading, Excavating in the Flood Plain Overlay
207 District (Section 401) / Map 4 / Lot 16 on March 7, 2022 at 6:39 p.m. with the following contingencies:

- 208 1. Addition of the guardrail around the Floodplain Compensatory Mitigation Area
209 2. Prohibition of trees and shrubs to be planted within the Floodplain Compensatory Mitigation Area
210 3. Addition of the calculations for fill placed within the 500-year Floodplain line reviewed by Tom
211 Grimaldi (R.R. Hiltbrand Engineers and Surveyors) and presented on the final site plan.

212 Made by Cockerline, seconded by Riva

213 Vote: 5-0-0

214

- 215 13. #2022-0161 / Lime Rock Park II, LLC (SLR Consulting) / 497 Lime Rock Road / Site Plan
216 Modification – Construct Paddock B Garages and Infield Kitchen/Concession Building (Section
217 221.2) /Map 04 / Lot 16 / DOR: 02/07/2022 / *Open Hearing, Possible Consideration*

218

219 Chairman Klemens stated that due to significant public interest in the proceedings at Lime Rock Park, a
220 public hearing for a site plan is permissible. LUA Conroy opened the public hearing of application
221 #2022-0161 with the reading of the call.

222

223 Bill Rueckert (General Partner – Lime Rock Park II, LLC), Engineer Todd Ritchie (SLR Consulting), and
224 Dicky Riegel (President and CEO of Lime Rock Park II, LLC) represented Lime Rock Park II LLC for the site
225 plan modification application.

226

227 Mr. Rueckert opened the presentation with a description of the Paddock B garage project. He stated
228 that the Paddock B area would include 20 garage units rented to regular race participants solely for
229 vehicle storage. He stated that the garages would be tucked into the Paddock B hillside and would not
230 be visible from any public roadways. He continued that the presence of onsite storage garages would
231 reduce the number of tractor trailers for vehicle transport and overall traffic levels for race day events.

232

233 Mr. Rueckert continued his introduction with an overview of the concession stand project. He stated
234 that the intention of the project was to repurpose a pre-existing building within the track infield. He
235 stated that the campus kitchen would move from the outfield to the infield concession area, which
236 would eliminate van traffic on local roadways for transport of prepared food to the concession area.
237 The original campus kitchen building would be renovated and serve as a second smaller kitchen area
238 for food preparation on site.

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239 Engineer Ritchie oriented the public to an aerial view of Lime Rock Park. He identified the Paddock B
240 area with adjacent maintenance building and fueling station, as well as the current locations of the
241 concession stand and public restroom facilities located within the infield. He transposed the proposed
242 construction plan onto the aerial view of the Track. He indicated that the Paddock B garages would
243 align with the existing grade of the slope to minimize excavation and situate the garages into the slope.
244 He identified that the proposed garages will be at the 500-year Floodplain elevation line. He continued
245 that approximately 100 cubic yards of fill would be placed within the 100-year floodplain boundary
246 areas to accommodate for the elevation change between Paddock B and the proposed garages.
247 Compensation for the excavated fill material would be sourced from a FEMA 100-Year Floodplain Flood
248 Storage Volume Compensation Area adjacent to Paddock B. The compensation area would include 100
249 cubic yards of excavated material at a 1-foot depth, resulting in a net zero loss of floodplain storage
250 within the floodplain area. All excavated material from the Paddock B garage construction site would
251 be transported and spread within the infield area adjacent to the public restrooms and concession
252 stand.

253
254 Engineer Ritchie displayed the detailed site plan of the Paddock B garages. He noted the location of the
255 septic tanks and pump chambers outside of the 500-year floodplain for the Paddock B restrooms. He
256 stated that the septic system would reside on the hillside behind the Paddock B garages with a
257 proposed well 150 feet from the septic system location. He indicated that the septic system plan and
258 permit application modification for wastewater discharge was under review by the Department of
259 Energy and Environmental Protection (DEEP).

260
261 For stormwater drainage, Engineer Ritchie proposed a swale extending the length of the garages to
262 collect and divert stormwater runoff into catch basins that connect to an existing drainage system and
263 stormwater detention basin. Roof runoff would be diverted and discharged into a subsurface
264 infiltration system located in front of the Paddock B garages. He identified the location of a water
265 quality unit positioned for collection of runoff from the rear slope as well as to accommodate overflow
266 from the subsurface infiltration system at the front of the garages. He stated that all 3:1 slopes would
267 be stabilized either with seed and straw or hydroseeded, with steeper slopes stabilized with erosion
268 control mats. He added that the current location of the power lines and transformer would be
269 rerouted to the eastern side of the garages outside of the 500-year floodplain.

270
271 Engineer Ritchie continued his presentation with a rendering of the proposed concessions building. He
272 identified the addition of outdoor seating on either side of the building, a front patio and window area
273 for concession services, and the location of an employee-only restroom. He stated that the plans for
274 the new septic system were under review by DEEP and would require two grease tanks for the kitchen
275 and one septic tank for the employee restroom. He continued that the stormwater drainage plan
276 included a pervious paver patio and directed the roof drains to an underground filtration system
277 designed for a 100-year storm. He highlighted the proposed location of an asphalt driveway along the
278 front of the concession building for supply delivery and garbage removal. Per ADA requirements, he

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279 noted two handicap parking spaces adjacent to one of the outdoor seating areas and a sidewalk that
280 wraps around the concession stand perimeter.

281

282 Engineer Ritchie presented the following commentary from Tom Grimaldi (R.R. Hiltbrand Engineers
283 and Surveyors LLC) and pertinent drafted replies:

284

285 *Paddock B Garages:*

286

287 *"C1: Update the Existing Conditions Plan to include drainage outfall to the existing stormwater*
288 *detention basin.*

289

290 *C2: Provide a demolition plan showing the removal/relocation of the existing Electric Transformer/Pad*
291 *and the associated site lighting distribution lines. Add limits of saw cut and pavement removal as well*
292 *as the proposed temporary dumpster location for the removal of construction debris to the Demolition*
293 *Plan.*

294

295 *C3: Due to the proposed pavement area which bypasses the underground drainage system, the Design*
296 *Engineer shall modify the point of drainage analysis to include the drainage outfall into the existing*
297 *stormwater detention basin.*

298

299 *C4: Drainage areas shall be revised to include all of the upslope drainage areas to the high point.*

300

301 *C6: Provide pipe sizing computations for the single roof leader connection to include pipe size(s) and*
302 *slope(s) along the back and north side of the building to the outlet.*

303

304 *C7: We take no exception to the general design concept and the proposed exfiltration rate being*
305 *utilized for the underground storage system.*

306

307 *C8: In an effort to prevent any oil from entering the storm drainage system we recommend the*
308 *installation of FlexStorm Catch-Basin Inserts (or equal) in the two existing catch basins located closest*
309 *to the proposed Paddock B building.*

310

311 *R8: These existing catch basins are called out on the plans to be converted to manholes via installation*
312 *of conversion top slabs.*

313

314 *C9: Based upon the lack of pretreatment of the storm water run-off prior to entering the existing*
315 *stormwater detention basin; the lack of sediment forebay within the basin; and the potential sediment*
316 *loads, we recommend the installation of a stormwater quality unit such as a hydrodynamic separator to*
317 *be installed after the last catch basin but prior to the existing drainage outfall into the basin...*

318

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- 319 C10: Are there any floor drains proposed within the Paddock B Building?
320
321 R10: No floor drains are proposed for the Paddock B Building.
322
323 C11: Will there be any repairs and/or changing of oil/fluids within the Paddock B Garage?
324
325 R11: The garages are for storage only. No major repair activities will occur.
326
327 C12: Provide an Emergency Spill Prevention/Mitigation Plan for the garage in the event of an
328 emergency.
329
330 R12: Emergency Spill Prevention/Mitigation Plan to be provided as a condition of approval for Town
331 staff review and acceptance.
332
333 C13: Add a note to the plans to indicate that the proposed roof area shall be connected to the
334 underground storage system only and shall not be an outlet and/or connected directly to the proposed
335 catch basin(s)/swale system as shown behind the proposed building.
336
337 C14: Show all downspout locations on the site plan.
338
339 R14: Downspout locations are currently not known since design of the building is not completed.
340
341 C15: We take no exception with the proposed floodplain mitigation volumes.
342
343 C16: We take no exception with the Floodplain Compensatory Mitigation Area computations for the
344 100-year flood event, especially due to the shallow excavation necessary to achieve the required
345 volume. The area shall be protected with a guide rail for public safety. The area shall be maintained and
346 free of tree/ shrub vegetation to ensure adequate flood storage volume.
347
348 C17: Recommend the addition of Erosion Control Blankets in the area of the proposed onsite subsurface
349 sewage disposal system to include the areas for the installation of the proposed sanitary forced main
350 and the domestic water service lateral.
351
352 C18: Recommend the addition of inlet protection to the two existing downstream catch basins and dust
353 control over the existing parking lot.
354
355 C19: Stockpile area within parking lot shall be surrounded by straw bales and temporary seeding as
356 indicated in the detail.
357
358 C20: Provide a site-specific phasing and construction sequence.

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359 *R20: See Construction sequence included on the Revised Title Sheet. The project will be completed in a*
360 *single phase.*

361

362 *C21: Provide the name and 24-hour Emergency Contact telephone number for the responsible party*
363 *regarding the maintenance of the proposed Erosion and Sedimentation Control Measures.*

364

365 *Kitchen/Concession Building:*

366

367 *C1: Provide a demolition plan showing the removal of the existing building, the construction staging*
368 *areas, as well as the proposed dumpster location, for the removal of the construction debris. Include*
369 *any trees to be removed.*

370

371 *C2: The drainage area shall at minimum encompass the entire area of development, including the*
372 *building footprint, proposed patio area, ADA parking stalls, and the gravel driveway. Analysis of this*
373 *entire area shall provide a zero increase in runoff.*

374 *R2: Expanded drainage areas have been analyzed and by using concrete grid pavers there will not be an*
375 *increase in runoff. Additional analysis documentation will be submitted in support of this conclusion.*

376

377 *C3: How is water quality being addressed for the proposed gravel driveway?*

378

379 *R3: The gravel driveway areas discharge immediately to the grass lawn areas which serve as grass filter*
380 *strips. A minimum grass filter strip of 25 feet is recommended by the CT Stormwater Quality Manual,*
381 *which is provided.*

382

383 *C4: The proposed previous paver patio joint treatment and cross section is not consistent with a*
384 *pervious pavement design. The detail indicates polymer sand to be placed in the joints, which may seal*
385 *the joints and increase runoff from this area. Note: A typical cross section for pervious pavement would*
386 *be pavers set on a 2-inch depth of pea stone bedding on a 4-6" depth of ¾ inch stone on a 8-12 inch*
387 *depth of 1-2 inch crushed stone. The joint space shall be a minimum of 1/8 inch filled with granite chips*
388 *or other media which will allow for infiltration to the underlying stone base/subbase.*

389

390 *C5: Provide elevation data (T.F./FLs) for the proposed 18-inch diameter yard drains to be utilized as*
391 *high-level overflows for the proposed underground storage area. Design Engineer shall provide slope*
392 *protection in the event that the yard drains overflow onto the steep slope.*

393

394 *R5: Elevation data for the proposed yard drains has been added to revised sheet SP. Stormwater*
395 *overflow discharges from these yard drains may only occur during extreme (50-year and 100-year)*
396 *storm events and are minimal (less than 0.5 cfs). The down gradient slopes are between 3:1 and 5:1*
397 *which are not considered steep. These yard drains will be inspected after large storm events to ensure*
398 *no erosion has occurred in the downgradient grass lawn areas.*

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399 *C6: Will concrete dumpster pads be utilized?*

400

401 *R6: Concrete dumpster pads will not be utilized.*

402

403 *C7: ADA detectable strips are only required in areas where the sidewalk leads directly to a vehicular*
404 *driveway.*

405

406 *R7: ADA detectable strips have been removed from the site plan.*

407

408 *C8: What is being proposed to mitigate the net increase from the expansion of the gravel driveway*
409 *areas for tractor trailer turning movements? Water quality?*

410

411 *R8: The tractor trailer areas have been changed to precast concrete grid pavers instead of gravel due*
412 *which have a runoff curve number of 80 versus 98 for compact gravel or asphalt. By using the grid*
413 *pavers, the proposed composite curve numbers of each of the drainage areas where they are proposed*
414 *will not change; therefore, the stormwater runoff rates will not change. Adjacent grass lawn areas will*
415 *serve as vegetated filter strips for stormwater treatment.*

416 *C9: Due to the compacted processed gravel base under the proposed tractor trailer access drive located*
417 *to the northwest, this area shall be considered impervious. The 2-inch depth of the ½-inch crushed stone*
418 *is not a favorable running surface for trucks, especially on a steep slope, due to the displacement of the*
419 *crushed stone from vehicular traffic as well as displacement during heavy rainfall events.*

420

421 *R9: Proposed gravel surfaces are changed to concrete grid pavers,*

422

423 *C10: Recommend erosion control blankets on the northwesterly slope of the soil deposition area and all*
424 *slopes immediately adjacent to the proposed building. All disturbed areas shall be loamed, seeded, and*
425 *mulched.*

426

427 *R10: Slopes in these areas are not greater than 3:1 and are not considered steep for requiring erosion*
428 *control blankets.*

429

430 *C11: Provide a site-specific phasing and construction sequence.*

431

432 *C12: Provide the name and 24-hour emergency contact telephone number for the Responsible Party*
433 *regarding the maintenance of the proposed Erosion and Sedimentation Control Measures.*

434

435 Chairman Klemens asked for the contour and length of the slope between the concession stand and
436 the public restroom. Commissioner Cockerline questioned whether the slope exceeded an acceptable
437 grade for wheelchair use. Engineer Ritchie measured the slope length at 56 ft with a 7% grade,
438 clarifying that the maximum acceptable grade for wheelchair use is 5%. Commissioner Cockerline also

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439 requested the distance from the public restroom area to the concession stand. Engineer Ritchie
440 measured the distance to be 266 feet. Mr. Riegel stated that they would be open to converting the
441 original employee-only bathroom within the concession stand into an ADA accessible bathroom for
442 handicapped customers.

443

444 Alternate Schiffer inquired about the presence of fire hydrants around the Paddock B garages and
445 concession stand areas. Mr. Rueckert stated that the track possesses two rapid response trucks
446 equipped with fire suppression material. Alternate Schiffer also highlighted the number of requests
447 provided by Engineer Grimaldi and inquired about the method of execution of the proposed
448 recommendations. Mr. Riegel stated that the track has an onsite Facilities Director who would
449 contribute to project management. He also stated that there would be a lead contractor and appointed
450 managers for each portion of the project. Mr. Rueckert added that ongoing participation of Engineer
451 Grimaldi would be encouraged to ensure the project was properly executed.

452

453 Vice Chair Shyer inquired of the need to build 20 garages within the Paddock B area. Mr. Rueckert
454 stated that the number of garages was chosen to maximize the available area.

455

456 Chairman Klemens opened the discussion for public comment at 7:23 p.m.

457

458 Jason Berkeley (Salisbury Resident and Member of the Lime Rock Drivers Club) voiced support of the
459 proposed projects at Lime Rock Park. He believed that Lime Rock Park was both an economic
460 cornerstone and a source of entertainment for the residents of the northwest corner of Connecticut.

461

462 Lori Shepard asked whether calculations were completed to determine the water usage volume within
463 both the garages and concession stands during a race weekend. Mr. Rueckert stated that there should
464 be no change in water usage volume for a race weekend with the proposed projects. Engineer Ritchie
465 added that the proposed projects are intended to serve the sites during events in a more efficient
466 manner rather than generate increased track usage. He continued that water usage and waste water
467 generation would be determined based on the total track attendance for a racing event.

468

469 **Motion:** To close the public hearing for application #2022-0161 / Lime Rock Park II, LLC (SLR Consulting)
470 / 497 Lime Rock Road / Site Plan Modification – Construct Paddock B Garages and Infield
471 Kitchen/Concession Building (Section 221.2) /Map 04 / Lot 16 at 7:34 p.m.

472 Made by Riva, seconded by Shyer

473 Vote: 5-0-0

474

475 **Motion:** To approve application #2022-0161 / Lime Rock Park II, LLC (SLR Consulting) / 497 Lime Rock
476 Road / Site Plan Modification – Construct Paddock B Garages and Infield Kitchen/Concession Building
477 (Section 221.2) /Map 04 / Lot 16 on March 7, 2022 at 7:38 p.m. with the following contingencies:

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- 478 1. Application of the proposed recommendations of Tom Grimaldi (R.R. Hiltbrand Engineers and
479 Surveyors) via written correspondence on February 28, 2022.
- 480 2. Availability of an ADA compliant restroom, with appropriate signage to indicate exclusive use, for
481 those requiring handicap accessible bathroom facilities within the infield kitchen and concession stand
- 482 3. Application of a predetermined escrow amount per inspections by Tom Grimaldi (R.R. Hiltbrand
483 Engineers and Surveyors) per engineer’s deliberation
- 484 Made by Cockerline, seconded by Riva
- 485 Vote: 5-0-0

486

487 Chairman Klemens proposed a five-minute recess at 7:38 p.m.

488

489 Chairman Klemens recused his position as Chairman and requested that Vice Chair Shyer Chair the
490 remainder of the meeting. Vice Chair Shyer agreed to take over as Chairman of the meeting at 7:40
491 p.m.

492

493 **Public Comment**

- 494 14. Public comment is restricted to items that are neither on the agenda nor the subject of any
495 Planning & Zoning application or action and are limited to three minutes per person.

496

497 Vice Chair Shyer opened the meeting for public comment at 7:44 p.m.

498

499 There was no public comment.

500

501 **New Business Continued**

- 502 15. #2022-0165 / Hotchkiss School (Colliers Engineering) / 11 Interlaken Road / Site Plan Modification
503 – Renovation of Memorial Hall (Dormitory) Including Additions and Associated Site Work / Map
504 06 / Lot 08 / DOR: 03/07/2022 / Possible Consideration

505

506 Commissioner Cockerline recused himself from the vote on application #2022-0165. Vice Chair Shyer
507 confirmed the presence of a quorum with three voting members and one alternate seated (Vice Chair
508 Shyer, Commissioner Riva, Secretary Whalen, and Alternate Schiffer),

509

510 John Bryant (Director of Facilities – The Hotchkiss School), David Valerie (Colliers Engineering), and A.
511 Brooks Fischer (Newman Architects) represented the site plan modification application.

512

513 Mr. Bryant introduced the application for the proposed renovation to Memorial Hall, a dormitory on
514 the Hotchkiss campus. He stated that Memorial Hall currently stands as a four-story, 25,000 square
515 foot building. The proposed renovation included a south-facing addition to accommodate additional
516 faculty apartments, as well as a single-story addition to increase the size of the common room. The
517 plan would decrease the number of potential student occupants (58 to 48 students) to improve the

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518 faculty student ratios (1:13). In the absence of a renovation over a 60-year period, Mr. Bryant
519 summarized additional plans to update electrical circuits/wiring, replacement of the heating system,
520 additional fire protection measures, updated plumbing fixtures, and window replacements.

521

522 Brooks Fischer displayed a depiction of the proposed renovated structure of Memorial Hall. He stated
523 that the two additions included an expansion of faculty apartments and a common room extension
524 buildout with maintenance of the building footprint. The existing conditions of the Memorial Hall
525 includes a total work area of 71,779 square feet (39,957 ft² of pervious surface and 31,822 ft² of
526 impervious surface). The proposed site plan would decrease the total impervious surface area to
527 28,557 ft² and increase total pervious surface area to 43,222 ft². The change of impervious surface
528 would be due to addition of walkways and a patio area outside of the main common room. The
529 addition of detention basins would compensate for the decrease in impervious surface area. He added
530 that Memorial Quad would be landscaped for strict pedestrian use.

531

532 Alternate Schiffer asked whether the decrease in the number students housed within the dormitory
533 would result in a decrease in ten individual dormitories. Mr. Bryant stated that he was unsure about
534 the specifics for dormitory elimination. He stated that the proposed plan would modify faculty housing
535 from one 2- bedroom apartment and three 1-bedroom apartments to three 3-bedroom apartments
536 and one 2-bedroom apartment. He added that renovation of the bathrooms to meet ADA compliance
537 also contributes to dormitory floor space reductions. Mr. Fischer added the proposed renovation
538 would reduce burden on in-town rentals for faculty housing.

539

540 Vice Chair Shyer inquired about the modifications to Memorial Quad to be strictly a pedestrian area.
541 Mr. Bryant stated that the walkways would be wide enough to accommodate service and emergency
542 vehicles, but would not be intended for daily through traffic use. He also stated that the parking areas
543 on the northern and western sides of the quad would be removed to further reduce vehicular traffic.
544 Vice Chair Shyer asked about the proposed timeline of the project. Mr. Bryant stated that the proposed
545 timeline would be 15 months, spanning from June 2022 to August 2023. Vice Chair Shyer inquired
546 about the presence of asbestos in the building. Mr. Bryant stated that the beginning stages of the
547 project would require asbestos abatement.

548

549 LUA Conroy stated that the site plan application was complete. She continued that the next steps
550 would be an application for a zoning permit along with review of the final construction plan by the
551 Building Official and the Town of Salisbury Fire Marshall.

552

553 **Motion:** To approve application #2022-0165 / Hotchkiss School (Colliers Engineering) / 11 Interlaken
554 Road / Site Plan Modification – Renovation of Memorial Hall (Dormitory) Including Additions and
555 Associated Site Work / Map 06 / Lot 08 on March 7, 2022 at 7:57 p.m.

556 Made by Riva, seconded Whalen

557 Vote: 4-0-0

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558

559

16. #2022-0164 / 281 Wells Hill Rd, LLC (Freudenberg) / 281 & 283 Wells Hill Road / Site Plan

560

Modification – Replace Nonconforming Stoop (Section 504) / Map 33 / Lot 28 / DOR:03/07/2022

561

/ Possible Consideration

562

563

Commissioner Cockerline was re-seated as a voting member for the remaining applications.

564

565

Matthew Freudenberg (Contractor - Mountain View Carpentry) represented the site plan modification

566

application. Due to technical difficulties, LUA Conroy presented the main points of the site plan

567

modification application.

568

569

LUA Conroy stated that two front stoops were originally present on the principal structure. One stoop

570

was previously demolished with remaining nonconforming stoop under request for rebuild. Alternate

571

Schiffer asked whether the proposed rebuild would result in a conforming stoop. LUA Conroy stated

572

that the proposed stoop would remain non-conforming due to the principal structure being built

573

within the zoning front yard setback over 200 years prior. Commissioner Cockerline added that

574

because the proposed stoop was preexisting and non-conforming, the stoop is not required to conform

575

to Zoning regulations. LUA Conroy stated that the demolition of the second stoop also eliminates the

576

presence of an encroachment.

577

578

Motion: To approve application #2022-0164 / 281 Wells Hill Rd, LLC (Freudenberg) / 281 & 283 Wells

579

Hill Road / Site Plan Modification – Replace Nonconforming Stoop (Section 504) / Map 33 / Lot 28 on

580

March 7th, 2022 at 8:04 p.m.

581

Made by Cockerline, seconded by Riva

582

Vote: 5-0-0

583

584

Other Business

585

17. ZP# 2021-0069 / 281 Wells Hill Road, LLC (Freudenberg) / 281 & 283 Wells Hill Road / Temporary

586

Zoning Permit – to occupy the barn while main residence is completed in accordance with PZC

587

authorization under section 906 of the Regulations / Expires 03/24/2022 / *Request for 6-Month*

588

Permit Renewal

589

590

LUA Conroy introduced Zoning Permit #2021-0069 at 281 & 283 Wells Hill Road for temporary

591

occupancy of the adjacent barn during construction of the principal residence. She stated that the

592

previous Land Use Administrator approved the original site plan for the demolition and remodel of a

593

non-conforming barn along with a complete renovation of the principal structure. Per the original

594

zoning permit, she stated that no kitchen was to be added to the renovated barn. Mr. Freudenberg

595

stated that the barn was going to be completed prior to the principal residence, which required the

596

addition of a kitchen for the property owners to occupy the barn. LUA Conroy stated that the property

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597 owners possess a temporary permit to occupy the barn during the construction process. The permit is
598 set to expire March 24, 2022 pending Commission approval of a six-month extension.

599
600 LUA Conroy requested a potential timeline of completion for the renovation of the principal residence.
601 Mr. Freudenberg indicated approximately a two and half month timeline for the completion of the
602 principal residence. Commissioner Riva inquired whether the temporary permit could be reduced to a
603 four-month extension. LUA Conroy displayed Zoning Regulation Section 906 as follows:

604
605 *“Temporary Zoning Permits:*

606
607 *In special cases or unusual circumstances, such as seasonal uses, a temporary Zoning Permit may be*
608 *issued by the Zoning Administrator after authorization by the Planning and Zoning Commission. A*
609 *Temporary Zoning Permit shall be valid for a specified period, not to exceed six (6) months and may be*
610 *renewed for a period not to exceed a second six (6) months. The Commission may impose appropriate*
611 *safeguards and reasonable conditions for approval, and may require the posting of surety meeting the*
612 *requirements of these Regulations to guarantee satisfactory compliance with such conditions.”*

613
614 LUA Conroy stated that extension of the temporary permit to six months would include an additional
615 30 days from the expiration date to ensure the principal residence qualifies for a certificate of
616 occupancy.

617
618 **Motion:** To extend Zoning Permit # 2021-0069 / 281 Wells Hill Road, LLC (Freudenberg) / 281 & 283
619 Wells Hill Road / Temporary Zoning Permit – to occupy the barn while main residence is completed in
620 accordance with PZC authorization under section 906 of the Regulations / Expires 3/24/2022/ for an
621 additional six months to 9/24/2022.

622 Made by Cockerline, seconded by Whalen
623 Vote: 5-0-0

624
625 18. ZP# 2021-0099 / 281 Wells Hill Road, LLC (Freudenberg) / 281 & 283 Wells Hill Road / Temporary
626 Zoning Permit – to temporarily place a generator in the front yard setback in accordance with PZC
627 authorization under section 906 of the Regulations / Expires 03/24/2022 / *Request for 6-Month*
628 *Permit Renewal*

629
630 Matthew Freudenberg (Contractor - Mountain View Carpentry) represented the zoning permit
631 application for temporary placement of a generator within the front yard setback.

632
633 Per the property owners, Vice Chair Shyer was informed of supply chain concerns for generators. Mr.
634 Freudenberg stated that a battery backup for the proposed generator was unavailable and requested
635 to move the current generator to a conforming location. Commissioner Cockerline inquired of the KW
636 rating of the generator. Mr. Freudenberg stated that the proposed generator is 80-100 KW to provide

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637 power to both the principal residence and the barn. LUA Conroy inquired whether the property
638 possessed geothermal heat. Mr. Freudenberg stated that the property contained nine wells for
639 geothermal heat (six wells for the principal structure and three wells for the barn). Alternate Schiffer
640 questioned whether the proposed location of the generator would result in a noise disturbance for
641 adjacent properties during a long-term power outage. Vice Chair Shyer suggested that placement of
642 the generator further away from the principal residence may reduce the disturbance of neighbors.
643 Alternate Schiffer requested to see a map displaying the location of neighboring residences as it
644 pertains to the location of the generator. LUA Conroy displayed the 2019 Aerial Photography map of
645 the property and identified the location of the proposed generator sites as displayed on the site plan.

646

647 **Motion:** To extend Zoning Permit # 2021-0099 / 281 Wells Hill Road, LLC (Freudenberg) / 281 & 283
648 Wells Hill Road / Temporary Zoning Permit – to temporarily place a generator in the front yard setback
649 in accordance with PZC authorization under section 906 of the Regulations / Expires 03/24/2022 / for
650 an additional six months to 9/24/2022.

651 Made by Cockerline, seconded by Riva

652 Vote: 5-0-0

653

654 **Adjournment**

655 **Motion:** To adjourn the meeting at 8:30 p.m.

656 Made by Cockerline, seconded by Riva

657 Vote: 5-0-0

658

659 Respectfully Submitted,

660

661 Sara C. Woloszyn, Recording Secretary