

SALISBURY ZONING BOARD OF APPEALS

REGULAR MEETING

JUNE 14, 2022 – 5:30PM (VIA ZOOM)

1. Call to Order. The meeting was Called to Order at 5:14pm by Vice-Chair, M. E. Freeman.
2. Roll Call & Seating of Alternates. Present: M. E. Freeman, Stacie Weiner, Peter Menikoff (Alternate) and Georgia Petry, Recording Secretary. Absent: Jeff Lloyd, Roxanne Belter, Michael Alderman and Lee Greenhouse (Alternate). Peter Menikoff was appointed as a Voting Alternate. Attending: Beth Wells, Candidate for Alternate Member Vacancy. Ms. Wells introduced herself. She moved here 2 years ago from New York City. She is an Architect (residential) working locally and in the Tri-State area. She served on various planning & community boards in California for many years. She understands the building process and likes being involved with the community.
3. Discussion of Alternate Vacancy – Tabled.
4. **Approval of Agenda. So Moved** by P. Menikoff, seconded by M. E. Freeman and unanimously **Approved**.
5. **Approval of the Minutes of May 10, 2022. So Moved** by P. Menikoff, seconded by S. Weiner and unanimously **Approved**.
6. Public Comment – None.
7. ZBA #2022-0186 / Simmons / 37 Undermountain Road / Request for Variance from 300.2 & 304.1 for Addition to House / Map 56 / Lot 25 / DOR: 06/14/2022.
P. Menikoff asked about the extension of the foundation by 49” to support the bay window at ground level; the Simmons answered yes, that is what is needed. All requested documents have been received by the Land Use office; the Public Hearing is scheduled for July 12, 2022.
8. ZBA #2022-0187 / Vogus / 278 Twin Lakes Road / Request for Variance from 300.2 & 304.1 for Generator / Map 63 / Lot 5 / DOR: 06/14/2022.
All requested documents have been received; the Public Hearing is scheduled for July 12, 2022.
9. ZBA #2022-0188 / Block / 4 Main Street / Request for Variance from 300.3 & 304.1 to Demolish a Nonconforming Addition and Rebuild in a More Conforming Location / Map 54 / Lot 15 / DOR: 06/14/2022.

P. Menikoff asked if the property was conforming or non-conforming; the applicant, Janet Block, answered that it is non-conforming. She noted that Abby Conroy, Land Use Administrator, had referred her to the ZBA. She described the details of the proposed plan. All requested documents have been received; the Public Hearing is scheduled for July 12, 2022.

Public Hearing

10. ZBA # 2022-0185 / Bromberg (Grickis) / 130 Cobble Road / Request for Variance from 300.2 & 304.1 to Convert an Existing Storage Room to Contain a Conditioned & Plumbed Art Studio / Map 55 / Lot 17 / DOR: 06/14/2022.

The Public Hearing was opened at 5:35pm. The Legal Notice was read by S. Weiner. Due to the lack of the required quorum (5 Members), the Public Hearing needed to be continued to July 12, 2022. A **Motion to Continue the Public Hearing to July 12, 2022**, was made by S. Weiner, seconded by M. E. Freeman and unanimously **Approved**.

11. ZBA #2021-0135 / Marketplace of Salisbury (LaBonne's) / 22 Academy Street / Setback and Coverage Variance / Map 54 / Lot 25.
Tabled.

Adjournment. So Moved by S. Weiner, seconded by P. Menikoff and unanimously **Approved**.