

**SALISBURY PLANNING AND ZONING COMMISSION**

**REGULAR MEETING MINUTES**

**APRIL 18, 2022, 6:30 PM**

Remote Meeting by Live Internet Video Stream and Telephone

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**Members Present:**

Dr. Michael Klemens (Chairman)  
Cathy Shyer (Vice Chair)  
Martin Whalen (Secretary)  
Allen Cockerline (Regular Member)  
Bob Riva (Regular Member)  
Dr. Danella Schiffer (Alternate)  
Debra Allee (Alternate)

**Staff Present:**

Abby Conroy, Land Use Administrator (LUA)

**Members Absent: N/A**

**Brief Items and Announcements**

1. Call to Order/ Establish Quorum

Chairman Klemens called the meeting to order at 6:29 p.m. With four regular members (Chairman Klemens, Commissioner Cockerline, Secretary Whalen, and Commissioner Riva), a quorum was established. Two alternates were also present, Alternate Schiffer, and Alternate Allee

2. Approval of Agenda

***Motion:*** To approve the agenda as presented

*Made by Cockerline, seconded by Riva*

*Vote: 4-0-0*

Vice Chair Shyer joined the meeting at 6:31 p.m.

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

4. Minutes of January 31, 2022 – *Pending*

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

6. Minutes of February 22, 2022 – *Pending*

7. Minutes of March 7, 2022 – *Pending*

8. Minutes of March 8, 2022 – *Pending*

9. Minutes of March 21, 2022 – *Pending*

10. Minutes of April 4, 2022 – *Pending*

11. Minutes of April 12, 2022 - *Pending*

The minutes were tabled.

12. Correspondence

LUA Conroy presented correspondence from the Town of Mount Washington, MA concerning a Board of Appeals Public Hearing. The Commission took note of this and no further action was required.

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41 **Public Comment**

42 13. Public Comment – Public Comment is restricted to items that are neither on the agenda nor the  
43 subject of any pending Planning and Zoning application or action and are limited to three minutes  
44 per person.

45  
46 Chairman Klemens opened the meeting for public comment at 6:33 p.m.

47  
48 There was no public comment.

49  
50 **Public Hearing – 6:45 p.m.**

51 14. #2022-0167/ Floridis and Kashmer/ 87 Beaver Dam Road/ Special Permit – Renovate an Existing  
52 Accessory Building to Contain an Apartment on a Single-Family Residential Lot (Section 208)/ Map  
53 23/Lot 54/ DOR: 03/21/2022/ *Tabled - Hearing Rescheduled to 05/02/2022*

54  
55 15. #2022-0168/ McGrath (Hoyt)/ 143 Housatonic River Road/ Special Permit – Construct a New  
56 Detached Apartment on a Single-Family Residential Lot (Section 208)/ Map 16/ Lot 1/ DOR:  
57 03/21/2022/ *Tabled- Hearing Rescheduled for 05/02/2022*

58  
59 **Motion:** To reschedule the public hearing for Special Permit Applications #2022-0167 (Floridis and  
60 Kashmer) and #2022-0168 (McGrath (Hoyt)) both to May 16<sup>th</sup>, 2022 at 6:45 p.m.

61 Made by Cockerline, seconded by Shyer

62 Vote: 5-0-0

63  
64 16. #2022-0160/ Cassidy and Teti/ 9 Academy Street/ Special Permit – Change of Use to Hotel (Section  
65 205.2) and Use Rendering a Lot More than 30% Impervious in the Aquifer Protection Area (Section  
66 403.4.c.)/ Map 54/ Lot 74/ DOR: 02/07/2022/ *Continued Hearing opened 03/07/2022/ Possible*  
67 *Consideration.*

68  
69 LUA Conroy opened the discussion of the Special Permit application. She stated that a meeting  
70 occurred between Mr. Cassidy (Applicant/Property Owner), Tom Grimaldi (R.R. Hiltbrand Engineers  
71 and Surveyors L.L.C), Hanna Przada (Architect), and herself regarding the proposed recommendations  
72 provided by Engineer Grimaldi in the previous public hearing. An updated conceptual rendering  
73 displayed the addition of a stormwater swale on the eastern side of the property to prevent  
74 stormwater overflow into Academy Street and the eastern neighboring property. She stated that  
75 additional calculations were required for the proposed plan to meet Engineer Grimalidi’s standards and  
76 recommendations.

77  
78 Chairman Klemens opened the meeting to public comment at 6:57 p.m.

79

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80 Peggy Rice (Lakeville Luxury Rentals) inquired whether Engineer Grimaldi had approved the specifics of  
81 the proposed rendering of the stormwater management plan. LUA Conroy stated that Engineer  
82 Grimaldi had not reviewed or approved the specifics of the updated stormwater management plan.  
83 LUA Conroy presented written correspondence from Ms. Rice regarding the location of propane tanks  
84 and HVAC units for 9 Academy Street. Mr. Cassidy stated that the existing propane tank will be  
85 removed and that heat pumps will be used to provide heat and air conditioning to the building. Ms.  
86 Przada stated that any outdoor units will be located underneath the outdoor staircase within the  
87 setback line.

88

89 Mr. Cassidy granted an extension of the public hearing to May 16, 2022. Chairman Klemens stated that  
90 the extension approval be submitted in writing to LUA Conroy in the Land Use Office. Chairman  
91 Klemens also requested that any additional fees incurred for publishing additional notice be waived.

92

93 **Motion:** To extend the public hearing for application #2022-0160/ Cassidy and Teti/ 9 Academy Street/  
94 Special Permit – Change of Use to Hotel (Section 205.2) and Use Rendering a Lot More than 30%  
95 Impervious in the Aquifer Protection Area (Section 403.4.c.)/ Map 54/ Lot 74 to May 16, 2022 at 6:45  
96 p.m. at a site to be determined and to waive any additional re-noticing fees for the public hearing to  
97 the applicant.

98 Made by Cockerline, seconded by Riva

99 Vote: 5-0-0

100

101 **New Business**

102 17. #2022-0171/ Ullman/ 206 Millerton Road/Site Plan – Rebuild to Nonconforming Accessory  
103 Structures (Section 504.2)/ Map 43/ Lot 31/ DOR: 04/18/2022/ *Reception and Possible*  
104 *Consideration.*

105

106 Cary Ullman (Property Owner and Applicant) represented the site plan application. LUA Conroy noted  
107 the presence of two nonconforming accessory structures within the front yard setback on the A2  
108 survey (Shed A – 12x9 ft; Shed B – 16.5x6.5 ft). She also displayed the building plans for the proposed  
109 project. Ms. Ullman stated that the location of the two accessory structures was outside of the Lake  
110 Protection Overlay District.

111

112 Alternate Schiffer and Vice Chair Shyer inquired whether the accessory structures could be built in an  
113 alternative location on the property in conformance with zoning setback requirements. Ms. Ullman  
114 stated that the current location of the two sheds is level and would prevent the need to re-grade in an  
115 alternative location. It was pointed out by Chairman Klemens that it was Ms. Ullman’s right under  
116 Connecticut Statute to rebuild these non-conforming structures.

117

118 **Motion:** To approve application #2022-0171/ Ullman/ 206 Millerton Road/Site Plan – Rebuild to  
119 Nonconforming Accessory Structures (Section 504.2)/ Map 43/ Lot 31 on April 18, 2022 at 6:41 p.m.

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120 *Made by Cockerline, seconded by Shyer*

121 *Vote: 5-0-0*

122

123 18. #2022-0172/ Ledbetter/ 97 & 99 Lincoln City Road/ Special Permit for Detached Apartment on a  
124 Single-Family Residential Lot (Section 208)/ Map 10/ Lot 34/ DOR: 04/18/2022/ *Reception and*  
125 *Schedule Public Hearing*

126

127 LUA Conroy presented the A2 survey of the special permit application for the expansion of the front  
128 porch (3.5' addition for a mudroom) and bathroom (3.0' addition for handicap accessibility) of the  
129 detached apartment at 99 Lincoln City Road. The principal structure (1,312 sq ft) and the accessory  
130 detached apartment (708 sq ft.) predated zoning regulations upon construction.

131

132 Chairman Klemens asked whether the property was on town sewer or required a septic system. LUA  
133 Conroy confirmed that the property required a septic system. She stated that the property owners  
134 worked with Cathy Weber (Torrington Area Health) to approve the septic plan.

135

136 ***Motion:*** *To schedule the public hearing for application #2022-0172/ Ledbetter/ 97 & 99 Lincoln City*  
137 *Road/ Special Permit for Detached Apartment on a Single-Family Residential Lot (Section 208)/ Map 10/*  
138 *Lot 34 on May 16, 2022 at 6:45 p.m. at a site to be determined.*

139 *Made by Cockerline, seconded by Shyer*

140 *Vote: 5-0-0*

141

142 19. #2022 – 0173/ Sprague/ 120 & 126 Dugway Road/ 3-Lot Residential Resubdivision/ Map 8/ Lot 28-  
143 1/ DOR: 04/18/2022/ *Reception and Schedule Public Hearing – Note 30 Days to Refer to COG*

144

145 ***Motion:*** *To schedule the public hearing for application #2022 – 0173/ Sprague/ 120 & 126 Dugway*  
146 *Road/ 3-Lot Residential Resubdivision/ Map 8/ Lot 28-1 on June 6, 2022 at 6:45 p.m. at a site to be*  
147 *determined.*

148 *Made by Cockerline, seconded by Riva*

149 *Vote: 5-0-0*

150

151 20. #2022-0174/ Brazzale (Grickis)/ 17 Railroad Street/ Contractor Equipment Storage/ Map 54/ Lot  
152 58/ DOR: 04/18/2022/ *Reception and Schedule Public Hearing*

153

154 Nick Brazzale (Applicant and Property Owner) and Attorney William Grickis represented the special  
155 permit application. Attorney Grickis stated that the application originated from a neighbor's complaint  
156 regarding the visibility of Mr. Brazzale's lawncare equipment along the property line. The proposed  
157 resolution was a complete demolition of the pre-existing storage shed and construction of a barn  
158 (1,500 sq ft) 12.1 feet away from the property line for lawn equipment storage. LUA Conroy shared

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159 written correspondence from Attorney Grickis which outlined the project's compliance with Zoning  
160 Regulations (Sections 213.4 and 224.3).

161

162 **Motion:** *To schedule the public hearing for application #2022-0174/ Brazzale (Grickis)/ 17 Railroad*  
163 *Street/ Contractor Equipment Storage/ Map 54/ Lot 58 on June 6, 2022 at 6:45 p.m. at a site to be*  
164 *determined.*

165 *Made by Cockerline, seconded by Riva*

166 *Vote: 5-0-0*

167

168 **Pending Business**

169 21. #2022-0166/ Primoff (Arthur Howland and Associates) 105 Interlaken Road/ Site Plan – Demolish  
170 and Build a New Single-Family Residence and Associated Site Improvements in the Lake Protection  
171 Overlay District (Section 404)/ Map 38/ Lot 11/ DOR: 03/21/2022/ *Possible Consideration*

172

173 LUA Conroy stated that Engineer Grimaldi was unable to review the site plan application for the  
174 present meeting. The applicants requested to move the discussion of the site plan application to the  
175 May 2, 2022 meeting. Vice Chair Shyer requested a site visit to 105 Interlaken Road prior to the next  
176 meeting. The discussion of the site plan application was continued to the May 2, 2022 meeting.

177

178 22. #2022-0169/ American School for the Deaf (Allied Engineering)/ 410 Twin Lakes Road/ Site Plan  
179 Modification – to Construct Two New Cabins, Two New Athletic Fields, Vegetative Shoreline Buffer,  
180 and Storm Water Improvements in the Lake Protection Overlay District (Section 404)/ Map 64/ Lot  
181 8/ *Possible Consideration – Tabled*

182

183 The discussion of application #2022-0169 (American School of the Deaf) was tabled to the May 2, 2022  
184 meeting pending Inland Wetlands and Watercourses Commission's review and approval.

185

186 **Other Business:**

187 23. Plan of Conservation and Development – *Continued Discussion*

188

189 The Commission members sent LUA Conroy a list of the top ten issues of highest perceived importance  
190 within the Town as portrayed within the POCD survey. Each Commissioner's top ten issues of perceived  
191 importance were reviewed and discussed.

192

193 Commissioner Riva presented the following notes and commentary on the POCD survey results:

194

195 *Increasing property taxes by 0.5 mill.*

196

197 *Support for a citation ordinance penalty.*

198

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199 *Modestly priced houses are being bought by investors who convert them into high-priced rentals or*  
200 *short-term rentals. This reduces the housing stock below \$500,000 particularly in neighbors that were*  
201 *traditionally affordable.*

202  
203 *Escalating housing costs coupled with lack of housing diversity affecting a broad segment of the*  
204 *community.*

205  
206 *Essential medical services (hospitals, doctors, EMTs) are under threat, affecting all segments of the*  
207 *populations from babies to seniors.*

208  
209 *Lack of access to reliable high-speed internet and cellular phone service impede the safety and*  
210 *economic viability of Salisbury.*

211  
212 *Habitat loss and fragmentation due to overdevelopment, are a reflection of inadequate regulatory*  
213 *oversight and protection, especially of critical wetland resources*

214  
215 *Salisbury has a rich diversity of wetlands, but many of these are vulnerable to impacts of development*  
216 *such as storm water runoff.*

217  
218 Chairman Klemens asked the Commission for specific strategies to address the preservation of  
219 essential medical services. He stated that individuals serving on the Salisbury Ambulance Squad  
220 currently receive \$50.00 off of their property taxes. Commissioner Riva stated that an incentive to join  
221 the Salisbury Ambulance Squad or the Fire Department would contribute to increased volunteer  
222 participation. Commissioner Cockerline recommended a property tax reduction of \$1,000 to  
223 individuals serving on the Salisbury Ambulance Squad or the Fire Department. Secretary Whalen  
224 inquired whether a \$1,000 property tax reduction would require a certain number of hours of service  
225 per year. Vice Chair Shyer recommended direct discussion with the essential service personnel  
226 regarding incentive development for volunteerism.

227  
228 Commissioner Riva stated that the Northwestern Connecticut Council of Governments is making a plan  
229 to install fiberoptic internet service to the region. He continued that North Canaan, Norfolk, and Falls  
230 Village have completed comprehensive studies to determine strategies for installation of fiberoptic  
231 internet network. He stated that he would contact pertinent individuals and groups in town to obtain  
232 more information on Salisbury's efforts to improve internet connectivity.

233  
234 Commissioner Cockerline presented the following notes and commentary on the POCD survey results

235  
236 1. *Modestly priced houses are being bought by investors who convert them into high-priced rentals or*  
237 *short-term rentals. This reduces the housing stock below \$500,000 particularly in neighbors that*  
238 *were traditionally affordable.*

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239 2. *Escalating housing costs coupled with lack of housing diversity affecting a broad segment of the*  
240 *community.*

241  
242 *“Promote affordable housing and diversity throughout the town. We never really came up with*  
243 *anything for cluster housing; I think we should.”*

244  
245 Vice Chair Shyer believed obtaining more information about the change in housing values would help  
246 to develop strategies to address housing concerns. Alternate Allee believed that allowing accessory  
247 apartments to be used for the purpose of short-term rentals in residential zones may have contributed  
248 to the housing issues in town. LUA Conroy discussed communities which require a license for  
249 individuals to operate short-term rentals. Alternate Schiffer reflected on a previous PZC workshop with  
250 regards to short-term rentals. She believed that the Commission could take action to limit the use of  
251 accessory apartments for short term rentals in town.

252  
253 3. *Zoning regulations are inconsistent and impractical, and many definitions are conflicting or missing.*

254  
255 4. *Commissions and town staff often work in administrative silos resulting in duplication of efforts and*  
256 *inefficiencies.*

257  
258 5. *Zoning impedes commercial diversity and retail viability in Lakeville and Salisbury Village centers*  
259 *resulting in lost economic opportunity.*

260  
261 *“Issues, 3,4, and 5 are not a concern for me or the general public. We are working on our regulations,*  
262 *that is the only relevant issue for me.”*

263  
264 Commissioner Cockerline believed that these issues are not within the Planning and Zoning  
265 Commission’s jurisdiction to resolve. He encouraged the Commission to focus on land use concerns  
266 rather than focusing on potential “administrative silos” within Town government.

267  
268 8. *Habitat loss and fragmentation due to overdevelopment, are a reflection of inadequate regulatory*  
269 *oversight and protection, especially of critical wetland resources.*

270  
271 9. *Salisbury has a rich diversity of wetlands, but many of these are vulnerable to impacts of*  
272 *development such as storm water runoff.*

273  
274 10. *Overabundant and invasive species (plants and animals) are expanding their range and populations*  
275 *have gone largely unchecked.*

276  
277 *“Issues 8,9, and 10 get my vote to combine.”*

278

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279 11. *Clear cutting and deforestation threaten the environment and scenic beauty of Salisbury.*

280

281 *“The clear-cutting issue (11) might be best handled by requiring an ESM on anything within 800’ of the*

282 *lake overlay district as part of a site plan.”*

283

284 Commissioner Cockerline clarified that “ESM” refers to Erosion and Sedimentation Management.

285

286 16. *Pathways to nominations and appointments to Town boards, commissions/committees are overly-*

287 *politicized and/or non-inclusive. This often results in the same people serving on multiple Town*

288 *boards/commissions/committees for extended periods of time.*

289

290 *“While being double digits, it is not a concern for me. I am the old guard and I will be leaving most likely*

291 *at the end of this term. Let someone else step up or shut up. There have been potential candidates who*

292 *have been turned away for good reason and good candidates replaced by poor ones. It’s not a perfect*

293 *system.”*

294

295 *Essential medical services (hospitals, doctors, EMTs) are under threat, affecting all segments of the*

296 *populations from babies to seniors.*

297

298 *Lack of access to reliable high-speed internet and cellular phone service impede the safety and*

299 *economic viability of Salisbury.*

300

301 *“Can Zoning require a hospital in another town to continue maternity care?”*

302

303 Alternate Schiffer presented the following notes and commentary on the POCD survey results:

304

305 *“Given that the number of Salisbury residents was significantly underrepresented in the survey, and*

306 *that among respondents, a large portion were unaware of Salisbury issues/activities, it is reasonable to*

307 *consider plausible issues going forward that make sense to us (and others in the know) even though*

308 *they are not highlighted in the survey results.*

309

310 1. *Dwindling mix of housing affordability/availability due to escalating prices. Related to this is a need*

311 *to examine how escalating real estate values unfairly impacts a portion of residents who can no longer*

312 *afford to pay their taxes and live here.*

313

314 2. *Environmental degradation; including wetlands, pollution, invasives, clear-cutting, impact of climate*

315 *change.*

316

317 3. *Need for essential medical services that are currently under threat.*

318



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- 319 4. *Need for adequate access to high-speed internet.*  
320  
321 5. *Maintenance of quality public education.*  
322  
323 6. *Need to revitalize business centers so that local businesses thrive and safety is ensured for all. This*  
324 *includes assessing traffic patterns, pedestrian safety, and parking suitability to accommodate*  
325 *residents, visitors, and retail operations. (Note: revitalization is not synonymous with economic*  
326 *development).*

327  
328 *Steps Needed to Accomplish the Preceding:*

- 329  
330 1. *Increase the mill rate if necessary to accomplish the preceding POCD goals.*  
331  
332 2. *Need for improved communication between Town Hall and residents regarding important issues*  
333 *confronting the town.*  
334  
335 3. *Need for a citation ordinance with financial penalties for those who violate the Town's land use*  
336 *regulations.*  
337  
338 4. *Finally, and very importantly, Salisbury needs to thoroughly examine the level (i.e., do we have*  
339 *enough) and competence of those paid officials, administrative staff, and volunteers who will be*  
340 *addressing the POCD problems going forward.*

341  
342 *With regards to volunteerism in particular, we need to examine the selection process (i.e., how*  
343 *appointments are made). Is volunteerism discouraged by the actions of town officials, political parties,*  
344 *special interest groups, and influential board members in deciding who gets appointed or elected to*  
345 *volunteer roles? Once officials and volunteers are on board, we need to ensure all are properly trained*  
346 *to effectively fulfill their roles."*

347  
348 Vice Chair Shyer stated that the response rate for the survey was closer to 20% with the removal of  
349 residents under 20 years of age from the calculations. She also added that reinstating the *Salisbury*  
350 *Sampler* monthly newsletter may improve the lines of communication between the Town Hall and  
351 Salisbury residents.

352  
353 Chairman Klemens provided the following commentary to Alternate Schiffer's statements:

354  
355 *...In short, we will over the next 10 years be losing the majority of sitting Commission members due to*  
356 *age and other factors, and we will see significant retirements within the Town Hall. So much of the*  
357 *operations at Town Hall rely on a few individuals (Rand and Cleaveland for example) who have been*  
358 *able to manage the Town...We like to think of ourselves as a small bucolic town, but in fact, as outlined*

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359 *in the Poland Report, our land use administration issues have more in common with many towns in*  
360 *Fairfield County than our neighboring municipalities...*

361

362 *...The real challenge is getting the next generation of volunteers into the pipeline and realizing that*  
363 *volunteerism of our generation (50+) is not replicated in younger generations...different times, different*  
364 *work patterns, and different demands on individuals and families may result in less volunteerism.*  
365 *Salisbury needs to be prepared to fill that void with additional paid employees...*

366

367 Vice Chair Shyer cited the Census with a 10% growth in the Town's adult population. She believed that  
368 this growth would help to fill the voids in employment and volunteerism.

369

370 Chairmen Klemens presented the following notes and commentary on the POCD survey results:

371

372 *1. Housing*

373 *...we must redouble our efforts to create a broad diversity of housing that is available to people of*  
374 *lower and modest income means, as well as seniors who wish to age within their community...Many of*  
375 *those left behind are town workers, teachers, younger people, and volunteers, especially those who are*  
376 *the backbone of our fire and EMT services. Apart from the creation of a diversity of housing types,*  
377 *including apartments, duplexes, cluster housing, and multigenerational housing, we must provide*  
378 *relief/assistance to those individuals whose property tax burden may be forcing them out of their long-*  
379 *term homes...*

380

381 *2. Governance and Administration*

382 *...The days of the First Selectman or similar local official being able to successfully persuade citizens*  
383 *to cooperate and comply are waning...The future administration of Salisbury, with the imminent*  
384 *retirement of long serving individuals, is something that needs to be addressed...Going forward,*  
385 *practices and policies may be best administered by a professionally trained apolitical*  
386 *manager/administrator making decisions based on code, thereby shielding the Town from charges of*  
387 *actual or perceived favoritism...Reporting to the Board of Selectmen, the town manager/administrator*  
388 *does not direct them or any other elected officials; instead, they provide guidance on how to execute*  
389 *the policies set by the Town and the State...Operational effectiveness is hampered by finding individuals*  
390 *willing to do more routine work such as transcribing minutes and other clerical functions. This results in*  
391 *highly skilled staff being diverted to secretarial tasks.*

392

393 *3. Environment*

394 *Is agriculture a valued way of life, or is the loss of agricultural landscape what concerns people? Natural*  
395 *resource inventory is a high priority.*

396

397 *4. Broadband Internet and economic revitalization*

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398 *I also believe that we can begin to use zoning to encourage where retail, mixed use, and industrial*  
399 *development and activities occur...*

400  
401 *5. Citation Ordinance*  
402  
403 *Priorities Gleaned from Four Respondents (in no particular order)*

404 *1. Citation Ordinance*  
405 *2. Housing*  
406 *3. Environment*  
407 *4. Government Functions*  
408 *5. High Speed Internet*  
409 *6. Essential Medical/Emergency Services*  
410 *Implementation of POCD priorities could be facilitated by an increase in the mill rate of 0.5 mill.*

411  
412 Vice Chair Shyer presented the following notes and commentary on the POCD survey results:

413  
414 *1. Housing – protecting availability of work force housing (Increasing/Protecting availability of rental*  
415 *properties; sharply increases evaluations leading to increased taxes, restricts affordability of continued*  
416 *home ownership).*  
417 *2. Mill Rate*  
418 *3. Communication – Important Town Issues (Rebuttal of Fake News; Opportunities to serve on volunteer*  
419 *boards and Committees; Broadband Availability)*  
420 *4. Citation Ordinance*  
421 *5. Climate Change Resilience*  
422 *6. Essential Medical Services*  
423 *7. Habitat Loss*  
424 *8. Village Vitality and Appeal (Speed of Traffic; Truck Traffic)*

425  
426 Vice Chair Shyer believed that the underlying concern for many of the POCD issues was an absence of  
427 clear lines of communications between the Town Hall and Town residents.

428  
429 The Commission discussed agricultural viability in Northwest Connecticut. Commissioner Cockerline  
430 stated that, despite the addition of 43 new farms in Connecticut, several hundred farms have been  
431 discontinued. Of the 2,000 farms in Connecticut, he stated that only 1,500 farms produce more than  
432 \$50,000 in annual income. He believed economic sustainability is critical for farms to thrive. The  
433 Commission agreed that discussion of agricultural viability, despite its low level of concern within the  
434 survey results, should be included in the POCD document.

435  
436 The Commission reviewed next steps for development of the POCD document. Commissioner Riva  
437 agreed to collect additional information on development of broadband internet in Town.

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438 Commissioner Cockerline volunteered to write a summary on the topic of agriculture. Secretary  
439 Whalen volunteered to write a summary on the topic of essential medical services. Chairman Klemens  
440 and LUA Conroy stated that they would synthesize the remaining information from the POCD survey  
441 and Commission discussion. The Commission agreed to review the *Poland Report* and the RFP prior to  
442 the next meeting.

443

444 24. Regulation Amendments – *Continued Discussion*

445

446 The Commission tabled the discussion of regulation amendments.

447

448 **Adjournment**

449 **Motion:** *To adjourn the meeting at 9:12 p.m.*

450 *Made by Shyer, seconded by Cockerline*

451 *Vote: 5-0-0*

452

453 Respectfully Submitted,

454

455 Abby Conroy

456 Land Use Administrator