

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

MAY 16, 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)
Allen Cockerline (Regular Member)
Bob Riva (Regular Member)
Martin Whalen (Secretary)
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 6:31 p.m. With five regular members present (Chairman Klemens, Vice Chair Shyer, Commissioner Cockerline, Commissioner Riva, and Secretary Whalen), a quorum was established. Alternates Schiffer and Allee were also present.

2. Approval of Agenda

Motion: To approve the agenda as presented

Made by Cockerline, seconded by Riva

Vote: 5-0-0

3. Minutes of December 13, 2021

4. Minutes of January 31, 2022

5. Minutes of February 7, 2022

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*

12. Minutes of April 18, 2022 – *Pending*

13. Minutes of May 2, 2022 – *Pending*

Chairman Klemens and Commissioner Cockerline presented the following amendments to December 13, 2021 meeting minutes:

Line 18: Change “Due to the nature of the special meeting, the agenda was not eligible for amendment” to “Due to the nature of the special meeting, the agenda could not be amended.”

Line 26: Change “...not seated for the meeting,” to, “not seated for voting at the meeting.”

Line 56: Removal of the following sentence – “The minutes were not available for consideration.”

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- 41 Line 68: Change, "Alternate Allee recused her position..." to "Alternate Allee recused herself."
42 Line 257-258: Removal of the following statement, "to sustain his activities on a philanthropic level..."
43 Line 257-258: Change "...while the Smith family has a foundation that will sustain the philanthropic
44 level" to "...while the Smith family has a foundation that will be sustained by philanthropy."
45 Line 354: Change, "Mrs. Smith added that under these pretenses..." to "Mrs. Smith stated that under
46 this interpretation by the PZC..."
47 Line 415: Change the term "genderless" to "gender neutral."
48 Line 252: Removal of "under PA 490."

49

50 **Motion:** *To approve the minutes as amended*

51 *Made by Cockerline, seconded by Riva*

52 *Vote: 4-0-1 (Abstention: Vice Chair Shyer)*

53

54 Chairman Klemens tabled the review of the additional minutes from January 31 and February 7 to a
55 later point in the meeting.

56

57 14. Correspondence

58 There was no correspondence.

59

60 15. Public Comment – Public comment is restricted to items that are neither on the agenda nor the
61 subject of any pending Planning and Zoning application or action and are limited to three minutes
62 per person.

63

64 Chairman Klemens opened the meeting to public comment at 6:42 p.m.

65 There was no public comment.

66

67 **New Business:**

68 16. #2022-0178/Higgins (Ebersol)/ Regulation Amendment – Section 700.4/ DOR: 05/16/2022/
69 *Consideration of Completeness and Schedule Hearing*

70

71 Chairman Klemens tabled this item of business to a later point in the meeting.

72

73 **Public Hearing:**

74 17. #2022-0167/ Floridis and Kashmer/ 87 Beaver Dam Road/ Special Permit – Renovate an Existing
75 Accessory Building to contain an Apartment on a Single-Family Residential Lot (Section 208)/ Map
76 23/ Lot 54/ DOR: 03/21/2022/ *Open Hearing, Possible Consideration.*

77

78 Secretary Whalen read the call for the public hearing at 6:46 p.m. Theodore Floridis (Applicant and
79 Property Owner) represented the special permit application. LUA Conroy presented the special permit
80 application. Because the construction of the accessory building predates 2003, the nonconforming

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81 structure was eligible for conversion into an accessory apartment. The accessory structure met Zoning
82 Regulations for total area of an accessory apartment at 442 square feet. Torrington Area Health District
83 provided prior approval for the septic system under the existing use of the accessory structure.
84 Commissioner Cockerline asked whether there was a minimum habitable area for an accessory
85 apartment. LUA Conroy stated that the minimum habitable area for an accessory apartment is 350
86 square feet.

87

88 Chairman Klemens opened the floor to public comment on the application at 6:54 p.m. There were no
89 comments.

90

91 ***Motion:*** To close the public hearing for application #2022-0167/ Floridis and Kashmer/ 87 Beaver Dam
92 Road/ Special Permit – Renovate an Existing Accessory Building to contain an Apartment on a Single-
93 Family Residential Lot (Section 208)/ Map 23/ Lot 54 at 6:54 p.m.

94 *Made by Cockerline, seconded by Shyer*

95 *Vote: 5-0-0*

96

97 ***Motion:*** To approve application #2022-0167/ Floridis and Kashmer/ 87 Beaver Dam Road/ Special
98 Permit – Renovate an Existing Accessory Building to contain an Apartment on a Single-Family
99 Residential Lot (Section 208)/ Map 23/ Lot 54.

100 *Made by Cockerline, seconded by Riva*

101 *Vote: 5-0-0*

102

103 18. #2022-0168/ McGrath (Hoyt)/ 143 Housatonic River Road/ Special Permit – Construct a New
104 Detached Apartment on a Single-Family Residential Lot (Section 208)/ Map 16/ Lot 1/ DOR:
105 03/21/2022/ Open Hearing, Possible Consideration

106

107 Secretary Whalen read the public hearing call for the application at 6:55 p.m. Britt Hoyt (Applicant and
108 Family Member of Property Owner) represented the special permit application. LUA Conroy presented
109 a conservation easement letter from the State of Connecticut Department of Agriculture (DOA). Mrs.
110 Hoyt stated that she had not received approval from the DOA for the project at the present date, but
111 was hopeful for its approval with the Commissioner in the near future. She added that she also met
112 with the USDA to create a conservation plan for the proposed project.

113

114 Mrs. Hoyt presented a narrative of the family's intentions for the proposed detached apartment. The
115 narrative stated that the proposed detached apartment would not exceed 2,000 square feet and would
116 be occupied by herself, her husband, and her two sons. The site plan displayed a separate driveway to
117 access the proposed 3-bedroom structure on the opposite side of the 143-acre parcel of land. She
118 stated that the Housatonic River Commission and the Inland Wetlands and Watercourses Commission
119 approved the proposed plan.

120

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121 Chairman Klemens opened the public hearing for the special permit application at 7:07 p.m. There
122 were no comments.

123

124 **Motion:** *To close the public hearing for application #2022-0168/ McGrath (Hoyt)/ 143 Housatonic River*
125 *Road/ Special Permit – Construct a New Detached Apartment on a Single-Family Residential Lot*
126 *(Section 208)/ Map 16/ Lot 1 at 7:08 p.m.*

127 *Made by Cockerline, seconded by Shyer*

128 *Vote: 5-0-0*

129

130 **Motion:** *To approve special permit application #2022-0168/ McGrath (Hoyt)/ 143 Housatonic River*
131 *Road/ Special Permit – Construct a New Detached Apartment on a Single-Family Residential Lot*
132 *(Section 208/ Map 16/ Lot 1 with the following conditions:*

133 *1. Receipt of the approval letter from the DOA*

134 *2. Receipt of the approval letter from the Housatonic River Commission*

135 *Made by Cockerline, seconded by Riva*

136 *Vote: 5-0-0*

137

138 19. #2022-0172/ Ledbetter/ 97 & 99 Lincoln City Road/ Special Permit for a Detached Apartment on a
139 Single-Family Residential Lot (Section 208)/ Map 10/ Lot 34/ DOR: 04/18/2022/ *Open Hearing,*
140 *Possible Consideration*

141

142 Steve Ledbetter (Applicant and Property Owner) represented the special permit application. LUA
143 Conroy identified two nonconforming preexisting structures on the land survey (one 1.5 story home
144 and one 1 story guest home). The special permit application modifies the classification of the
145 structures on the lot from two single-family dwellings to one main dwelling (1,312 sq ft) and one
146 detached apartment (708 sq ft.). Mr. Ledbetter presented the plans for the proposed expansion of the
147 front porch (3.5' addition for a mudroom) and bathroom (3.0' addition for handicap accessibility) of
148 the detached guest house at 99 Lincoln City Road.

149

150 Alternate Schiffer asked whether a specific structural modification was required to change the
151 designation of the guest house to a detached accessory apartment. LUA Conroy stated that a structural
152 change is not required to change the designation of the structure to a detached apartment.

153

154 Commissioner Cockerline clarified that the special permit application to change the designation of the
155 guest house to a detached apartment would allow for the property owner to obtain a building permit
156 for the proposed expansions of the bathroom and the front porch. He stated that the special permit
157 application decreases the level of nonconformity and increases compliance with Zoning Regulations.
158 Vice Chair Shyer asked whether the principal structure was nonconforming with the side yard setbacks.
159 LUA Conroy stated that the structure is nonconforming with the side yard setbacks but is protected by
160 State of Connecticut Statute.

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161 Chairman Klemens opened the floor to the public for the special permit application at 7:22 p.m. There
162 were no comments.

163

164 **Motion:** *To close the public hearing for application #2022-0172/ Ledbetter/ 97 & 99 Lincoln City Road/
165 Special Permit for a Detached Apartment on a Single-Family Residential Lot (Section 208)/ Map 10/ Lot
166 34 at 7:22 p.m.*

167 *Made by Cockerline, seconded by Riva*

168 *Vote: 5-0-0*

169

170 **Motion:** *To approve application #2022-0172/ Ledbetter/ 97 & 99 Lincoln City Road/ Special Permit for a
171 Detached Apartment on a Single-Family Residential Lot (Section 208)/ Map 10/ Lot 34*

172 *Made by Riva, seconded by Cockerline*

173 *Vote: 5-0-0*

174

175 20. #2022-0160/ Cassidy and Teti/ 9 Academy Street/ Special Permit – Change of Use to a Hotel
176 (Section 205.2) and Use Rendering a Lot More than 30% Impervious in the Aquifer Protection Area
177 (Section 403.4 c) / Map 54/ Lot 74/ DOR: 02/07/2022 *Continued Hearing opened 03/07/2022,*
178 *Possible Consideration*

179

180 Aiden Cassidy (Applicant and Property Owner) represented the special permit application. Mr. Cassidy
181 stated that the final site plan was in compliance with the recommendations previously provided by
182 Engineer Tom Grimaldi (R.R. Hiltbrand Engineers and Surveyors, LLC). He provided a walk-through of
183 the final site plan and noted the presence of the recommended modifications. He stated that a bond
184 was set for the construction to be completed along Academy Street, and that a surveyor assessed the
185 grade of the pitch of the parking area leading to the Academy Street catch basin. LUA Conroy added
186 that the location of the heating and cooling units and the propane tanks had also been added to the
187 final plan. She displayed Engineer Grimaldi's final review letter which included the following conditions
188 of approval:

189

190 1. *An Erosion Control Bond set at \$4,180.00*

191 2. *A Right of Way Encroachment Bond set at \$7,500.00.*

192 3. *The Land Surveyor of Record shall take the easterly and westerly property lines prior to
193 commencement of any demolition.*

194 4. *The construction fencing and silt fence shall be installed prior to receiving a demolition permit from
195 the Building Official.*

196 5. *A Pre-Construction Meeting is recommended with the Town staff prior to the start of construction
197 to inspect E&S control measures and to discuss construction sequencing/phasing.*

198 6. *The Design Engineer inspect all phases of the site work and provide written correspondence to the
199 Land Use Administrator indicating the completion of and permanent stabilization of each project
200 phase.*

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- 201 7. *The Owner/Developer/Contractor shall add erosion and sedimentation control measures as deemed*
202 *necessary by the Town of Salisbury staff and/or Consulting Town Engineer.*
- 203 8. *Inspection requirements, by the Consulting Town Engineer, shall be determined by the Commission.*
- 204 9. *All erosion and sedimentation control measures shall remain in place and maintained until a*
205 *permanent vegetative cover is established.*
- 206 10. *An As-Built Site Improvement and Grading Plan, prepared by a State of Connecticut Registered Land*
207 *Surveyor, shall be submitted to the Land Use Administrator after all the site work is completed, and*
208 *prior to requesting a final sign off from the Land Use Administrator and/or a Certificate of*
209 *Occupancy.*
- 210 11. *A final site inspection shall be completed by the Land Use Administrator and/or the Consulting Town*
211 *Engineer prior to requesting the release of the Erosion and Sedimentation Control Bond, the Right of*
212 *Way Encroachment Bond, and/or a Certificate of Occupancy.*

213

214 Chairman Klemens opened the floor to the public at 7:29 p.m. There were no comments

215

216 **Motion:** *To close the public hearing for application #2022-0160/ Cassidy and Teti/ 9 Academy Street/*
217 *Special Permit – Change of Use to a Hotel (Section 205.2) and Use Rendering a Lot More than 30%*
218 *Impervious in the Aquifer Protection Area (Section 403.4 c)/ Map 54/ Lot 74 at 7:33 p.m.*

219 *Made by Cockerline, seconded by Riva*

220 *Vote: 5-0-0*

221

222 Chairman Klemens stated that a resolution would be drafted regarding the reasoning and deliberation
223 of the special permit application for record. He stated that the resolution would distinguish a hotel
224 from an Air BnB or a short-term rental. LUA Conroy stated that the resolution would be completed for
225 the June 6, 2022 meeting prior to making a final decision on the special permit application.

226

227 **New Business - Continued**

228 Chairman Klemens revisited Item 16 on the agenda which was follows:

229

230 #2022-0178/Higgins (Ebersol)/ Regulation Amendment – Section 700.4/ DOR: 05/16/2022/
231 *Consideration of Completeness and Schedule Hearing*

232

233 LUA Conroy presented the following amendment for Section 700.4 of the Salisbury Zoning Regulations:

234

235 *Substitute “three” for “two” in subparagraph a (line two) and in subparagraph b (line one) in section*
236 *700.4 as indicated below:*

237

238 *700.4 Common Driveway*

239 *a. The purpose of this regulation is to encourage the use of a common driveway serving a maximum of*
240 **three** *lots in Residential Zoning Districts....*

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241 *b. In any Residential Zone the Commission may approve a maximum of **three** lots served by a common*
242 *driveway subject to zoning requirements 700.2 and 700.3...*

243

244 **Motion:** *To schedule the public hearing for application #2022-0178/Higgins (Ebersol)/ Regulation*
245 *Amendment – Section 700.4 on June 21, 2022 at 6:45 p.m. via Zoom.*

246 *Made by Cockerline, seconded by Riva*

247 *Vote: 5-0-0*

248

249 **Pending Business:**

250 21. #2022-0177/ Demmert & Brown (Arroyo)/ 342 & 344 Main Street/ Site Plan Application for a
251 Change of Use from an Art Gallery to Professional/ Business Office/ Financial Institution including
252 Garage/Barn (Section 205.2) Map 49/Lot 7/ DOR: 05/02/2022/ Possible Consideration

253

254 LUA Conroy presented updated labeled floor plans of 342 and 344 Main Street. The structure at 342
255 Main Street is two stories (Basement: staff kitchen, two mechanical rooms; Floor 1 (1,000 square feet):
256 reception area, conference area, one restroom; Floor 2 (519 square feet) office area, one full bath)
257 with front and rear entrances and a fire escape from the second floor. The structure at 344 Main Street
258 was also two stories (Floor 1 (1,378 square feet): parking area for six cars, one restroom, and space for
259 a personal gym; Floor 2 (1,378 square feet): one office, open loft space, one restroom).

260

261 Chairman Klemens stated that the conversion of 344 Main Street to a garage space decreases the
262 structure's level of nonconformity, with the proposed plan splitting the structure into 2,306 square
263 feet of garage and storage space and 450 square feet of office space. Alternate Allee asked the
264 Commission whether the reduction in office/retail space at 344 Main Street conflicts with the
265 Commission's intentions to bring economic revitalization to downtown Lakeville. LUA Conroy stated
266 that proposed uses of the structure fall under a site plan application which excludes Commission
267 discretion on the intended use.

268

269 **Motion:** *To approve application #2022-0177/ Demmert & Brown (Arroyo)/ 342 & 344 Main Street/ Site*
270 *Plan Application for a Change of Use from an Art Gallery to Professional/ Business Office/ Financial*
271 *Institution including Garage/Barn (Section 205.2) Map 49/Lot 7 with the following contingencies:*

272 1. *Approval by the Town of Salisbury Fire Marshal*

273 2. *An irreversible reduction in nonconforming use from a 2,756 square foot office/retail space to a 450*
274 *square foot office space and a 2,306 square foot garage/storage area at 344 Main Street.*

275 *Made by Cockerline, seconded by Riva*

276 *Vote: 5-0-0*

277

278 **New Business – Continued**

279 22. #2022-0179/ 343 MS Restoration LLC (Colgan)/ 343 Main Street/ Special Permit Application for
280 Change of Use – Multifamily, High Turnover Restaurant, Mixed Use Commercial, and a Use

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281 Rendering More than 30% of the Lot Impervious (Section 205.2, 209.2, 403.4)/ Map 45/Lot 26/
282 DOR: 05/16/2022/ *Consideration of Completeness and Schedule Hearing*

283

284 William (Bill) Colgan (Applicant and Property Owner) represented the special permit application. He
285 presented the following objectives for the project:

- 286 1. Repair, repaint, and restore the exterior and interior structure with minimal modifications to the
287 façade.
- 288 2. Creation of a high turnover dessert restaurant with a smaller square footage than the original
289 Chinese restaurant.
- 290 3. Increased parking availability in the rear of the building.
- 291 4. Creation of five apartments (one 2-bedroom, three 1-bedroom, and one studio apartment).
- 292 5. Removal of the three derelict barns and creation of a conforming multi-use annex building.

293 Mr. Colgan noted that Phase I and Phase II environmental studies had been completed.

294

295 Chairman Klemens stated that the proposed project will result in a total impervious surface area
296 greater than 30% within the Aquafer Protection Overlay Zone. Vice Chair Shyer asked for the
297 approximate number of vehicles that could fit within the proposed parking area. Mr. Colgan gave an
298 estimation of approximately 23 vehicles with the current plan. She also asked for details on safe entry
299 into the apartments by potential tenants. Mr. Colgan stated that the entrance to the proposed
300 apartments would be via the preexisting porch area adjacent to the post office. Alternate Schiffer
301 asked about availability of outdoor seating for the dessert restaurant. Mr. Colgan stated that there
302 would be a covered porch area with outdoor seating, a walk-up window for to-go orders, and benches
303 for seating in front of the building.

304

305 LUA Conroy asked the applicant to provide an engineer-drafted parking plan and a stormwater
306 management plan prior to the public hearing. She stated that the Commission has 65 days to open the
307 public hearing for the application. She suggested scheduling the public hearing for July 18, 2022 to
308 allow for an initial review of the proposed plan by Tom Grimaldi (Engineer – R.R. Hiltbrand Engineers
309 and Surveyors).

310

311 ***Motion:*** *To schedule a public hearing for application #2022-0179/ 343 MS Restoration LLC (Colgan)/*
312 *343 Main Street/ Special Permit Application for Change of Use – Multifamily, High Turnover Restaurant,*
313 *Mixed Use Commercial, and a Use Rendering More than 30% of the Lot Impervious (Section 205.2,*
314 *209.2, 403.4)/ Map 45/Lot 26 on July 18, 2022 at 6:45 p.m. via Zoom.*

315 *Made by Cockerline, seconded by Riva*

316 *Vote: 5-0-0*

317

318 23. #2022-0180/ Findlay/ 42, 44, 79, & 81 Prospect Mountain Road/ 2-Lot Residential Subdivision/ Map
319 15/ Lot 58/ DOR: 05/16/2022/ *Consideration of Completeness and Schedule Hearing*

320

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321 LUA Conroy presented the proposed subdivision map and noted the numerous areas of land under
322 conservation restriction on the 392.27-acre property. She stated that the subdivision would be located
323 within Proposed Lot 1 which abuts a parcel of land under conservation restriction. She continued that
324 the subdivision application requires review by the Inland Wetlands and Watercourses Commission and
325 Torrington Area Health District.

326

327 **Motion:** *To schedule a public hearing for application # 2022-0180/ Findlay/ 42, 44, 79, & 81 Prospect*
328 *Mountain Road/ 2-Lot Residential Subdivision/ Map 15/ Lot 58 on June 6, 2022 at 6:45 p.m. via Zoom.*

329 *Made by Cockerline, seconded by Shyer*

330 *Vote: 5-0-0*

331

332 24. #2022-0183/ Reiland (Capecelatro)/ 63 Washinee Heights Road/ Site Plan Modification to Construct
333 a Basketball Court in the LPOD (Section 404)/ Map 67/ Lot 2-2/ DOR: 05/16/2022/ *Reception and*
334 *Possible Consideration*

335

336 Attorney Mark Capecelatro represented the site plan modification application. The proposed
337 basketball court is 2,100 square feet (50'X42') and would be located 31 feet north from the easement
338 line as permitted within Zoning Regulations.

339

340 **Motion:** *To approve application #2022-0183/ Reiland (Capecelatro)/ 63 Washinee Heights Road/ Site*
341 *Plan Modification to Construct a Basketball Court in the LPOD (Section 404)/ Map 67/ Lot 2-2 at 8:30*
342 *p.m. on May 16, 2022.*

343 *Made by Cockerline, seconded by Riva*

344 *Vote: 5-0-0*

345

346 25. #2022-0181/ Lime Rock Park II, LLC (Little Guild of St. Francis)/ 479 Lime Rock Road/ Special Permit
347 for Short-Term Event – The Great Country Mutt Show (Section 221.4)/ Map 4/ Lot 16/ DOR:
348 05/16/2022/ *Consideration of Completeness and Schedule Hearing, Possible Authorization of a*
349 *Temporary Zoning Permit*

350

351 LUA Conroy presented a written narrative from the Little Guild of Saint Francis regarding their
352 intentions for The Great Country Mutt Show fund raising event at Lime Rock Park II. The narrative
353 stated that the Westminster-Style Dog Show event would take place on Sunday, June 5, 2022 from
354 11:00 a.m. to 2:00 p.m. with three food trucks and pet-care vendors also on the premises for the
355 estimated 500 attendees.

356

357 LUA Conroy reviewed the following language of the Special Permit granted for the Trade Secrets
358 annual event application to provide guidance for drafting the temporary zoning permit:

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- 359 1. *Traffic conditions shall be controlled throughout the Trade Secrets event to protect public safety,*
360 *convenience, and values of neighboring properties.*
361 2. *Each annual occurrence requires an issuing of a Zoning Permit.*
362 3. *Daily traffic shall not exceed 300 vehicles prior to or after the event (for setting up and taking*
363 *down). Traffic on the day of the event shall not exceed 1500 vehicles.*
364 4. *No auto racing event shall be held on the Saturday of the event.*
365

366 Emily Reiss (Event Manager - Lime Rock Park II) stated that there will be no racing events or
367 automotive activities held on the day of the event.
368

369 **Motion:** *To authorize the ZEO to issue a Temporary Zoning Permit for application #2022-0181/ Lime*
370 *Rock Park II, LLC (Little Guild of St. Francis)/ 479 Lime Rock Road/ The Great Country Mutt Show on*
371 *Sunday, June 5, 2022 with the following two conditions:*

- 372 1. *Traffic conditions shall be controlled throughout The Great Country Mutt Show event to protect*
373 *public safety, convenience, and values of neighboring properties.*
374 2. *No auto racing shall be held on the day of the event.*

375 *Made by Shyer, seconded by Riva*

376 *Vote: 4-0-1 (Abstention: Martin Whalen)*
377

378 **Motion:** *To schedule a public hearing for application #2022-0181/ Lime Rock Park II, LLC (Little Guild of*
379 *St. Francis)/ 479 Lime Rock Road/ Special Permit for Short-Term Event – The Great Country Mutt Show*
380 *(Section 221.4)/ Map 4/ Lot 16 on July 18, 2022 at 6:45 p.m. via Zoom.*

381 *Made by Cockerline, seconded by Riva*

382 *Vote: 4-0-1 (Abstention: Martin Whalen)*
383

- 384 26. #2022-0182/ Lime Rock Park II, LLC (Round Hill Highland Games, Inc)/ 479 Lime Rock Road/ Special
385 Permit for Short Term Event – Round Hill Games (Section 221.4)/Map 4/ Lot 16/ DOR: 5/16/2022/
386 Consideration of Completeness and Schedule Hearing, Possible Authorization of a Temporary Zoning
387 Permit
388

389 LUA Conroy presented a written narrative from Round Hill Highland Games Inc. regarding their
390 intentions for the annual Round Hill Games fundraising event at Lime Rock Park II. The narrative stated
391 that the Round Hill Games is modeled after a Scottish Highland Gathering and would include Scottish
392 cultural competitions, musical entertainers, craft vendors, food, and local craft beer. The Round Hill
393 Games has been held at Lime Rock Park since 2016, and had approximately 1,700 attendees during the
394 2021 event.
395

396 **Motion:** *To authorize the ZEO to issue a Temporary Zoning Permit for application #2022-0182/ Lime*
397 *Rock Park II, LLC (Round Hill Highland Games, Inc)/ 479 Lime Rock Road– Round Hill Games on Sunday,*
398 *June 26, 2022 with the following conditions:*

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- 399 1. *Daily traffic shall not exceed 300 vehicles prior to or after the event (for setting up and taking*
400 *down). Traffic on the day of the event shall not exceed 1500 vehicles (including vendors and*
401 *entertainers).*
- 402 2. *Traffic conditions shall be controlled throughout the Round Hill Games event to protect public*
403 *safety, convenience, and values of neighboring properties.*
- 404 3. *No auto racing events shall be held on the day of the event.*

405 *Made by Cockerline; the motion was not seconded*

406 *Vote: 4-0-1 (Abstention: Martin Whalen)*

407

408 ***Motion:*** *To schedule a public hearing for application #2022-0182/ Lime Rock Park II, LLC (Round Hill*
409 *Highland Games, Inc)/ 479 Lime Rock Road/ Special Permit for Short Term Event – Round Hill Games*
410 *(Section 221.4)/Map 4/ Lot 16 on July 18, 2022 at 6:45 p.m. via Zoom.*

411 *Made by Cockerline, second by Riva*

412 *Vote: 4-0-1 (Abstention: Martin Whalen)*

413

- 414 27. #2022-0184/ Lime Rock Park II LLC (Salisbury Winter Sports Association)/ 479 Lime Rock Road/
415 Special Permit for Short Term Event – Connecticut Craft Beer Grand Prix (Section 221.4)/ Map 4/
416 Lot 16/ DOR: 05/16/2022/ *Consideration of Completeness and Schedule Hearing, Possible*
417 *Authorization of a Temporary Zoning Permit*

418

419 LUA Conroy presented a written narrative describing the intentions for the Connecticut Craft Beer
420 Grand Prix fund raising event for the Salisbury Winter Sports Association at Lime Rock Park II. The
421 narrative stated that the event would be a professional beer competition held on Sunday, May 29,
422 2022 from 12:00 p.m. to 5:00 p.m. Participating Connecticut Breweries will compete for awards within
423 15 different categories determined by a professional judging panel and attendee participating for the
424 People’s Choice Award. Each ticket for admittance (\$35.00 per person) includes unlimited beer
425 samplings from the different breweries, food, musical entertainment, and games. Music for the event
426 will begin after 12:00 p.m. to prevent disruption to the Trinity Lime Rock Episcopal Church service.
427 Parking for the event will be through the Lime Rock Park Outfield Gate.

428

429 Chairman Klemens stated that there was much public concern for the event with regards to potential
430 of attendees leaving the event by car and possibly being intoxicated. Emily Reiss (Event Manager - Lime
431 Rock Park II) stated that the new Head of Safety for the track is a retired State Trooper and has been an
432 incredible asset in designing safety precautions for the event. Ms. Reiss continued that the Track is
433 partnering with Connecticut Beer Tours and LIFT to provide designated transportation for attendees,
434 and that designated drivers have free admittance to the event. She clarified that attendees will only
435 receive a two-ounce sampling of beer from each brewery to prevent excessive alcohol consumption.
436 She stated that the number of State Troopers will be doubled for this event compared to other track
437 events to ensure safety for all attendees. Chairman Klemens recommended having one State Trooper
438 stationed at the corner of White Hollow Road and Route 112, one stationed on White Hollow Road

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439 heading into Sharon, one stationed beyond the corner of Dugway Road and Route 112 to prevent
440 attendees from speeding as they exit the track, and one stationed at the junction of Route 7 and Route
441 112 Chairman Klemens also asked for the approximate number of attendees for the event. Ms. Reiss
442 stated that they expect between 500-1,000 attendees with an event cap at 1,000 attendees.
443

444 **Motion:** To authorize the ZEO to issue a Temporary Zoning Permit for application #2022-0184/ Lime
445 Rock Park II LLC (Salisbury Winter Sports Association)/ 479 Lime Rock Road/ Connecticut Craft Beer
446 Grand Prix on Sunday, May 29, 2022 with the following contingencies:

- 447 1. Musical entertainment is restricted to the hours of 12:00 – 2:00 p.m. and 3:00 – 5:00 p.m.
- 448 2. There are no fewer than four State of Connecticut Troopers stationed in the following locations:
449 White Hollow Road heading towards Sharon; the junction of White Hollow Road and Route 112;
450 beyond the junction of Dugway Road (east of) and Route 112; and at the junction of Route 7 and
451 Route 112
- 452 3. Traffic on the day of the event shall not exceed 1,500 vehicles.
- 453 4. No auto racing events shall be held on the day of the event.
- 454 5. Traffic conditions shall be controlled throughout the Connecticut Craft Beer Grand Prix event to
455 protect public safety, convenience, and values of neighboring properties.

456 Made by Cockerline; the motion was not seconded

457 Vote: 4-0-1 (Abstention: Martin Whalen)

458

459 **Motion:** To schedule a public hearing for application #2022-0184/ Lime Rock Park II LLC (Salisbury
460 Winter Sports Association)/ 479 Lime Rock Road/ Special Permit for Short Term Event – Connecticut
461 Craft Beer Grand Prix (Section 221.4)/ Map 4/ Lot 16 on July 18, 2022 at 6:45 p.m. via Zoom.

462 Made by Cockerline, seconded by Shyer

463 Vote: 4-0-1 (Abstention: Martin Whalen)

464

465 Vice Chair Shyer left the meeting at 9:02 p.m.

466

467 LUA Conroy requested that the Commission complete the review of the minutes from January 31, 2022
468 and February 7, 2022 meetings prior to adjournment. The Commission presented no amendments or
469 revisions for the minutes from January 31, 2022 or February 7, 2022.

470

471 **Motion:** To approve the minutes as presented for January 31, 2022.

472 Made by Cockerline, seconded by Riva

473 Vote: 4-0-0

474

475 **Motion:** To approve the minutes as presented for February 7, 2022.

476 Made by Riva, seconded by Cockerline

477 Vote: 4-0-0

478

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479 **Other Business:**

480 28. Plan of Conservation and Development – *Continued Discussion*

481

482 29. Regulation Amendments – *Continued Discussion*

483

484 Discussion of the Plan of Conservation and Development and Regulation Amendments were tabled for
485 a future meeting.

486

487 **Adjournment**

488 Motion: To adjourn the meeting at 9:10 p.m.

489 Made by Cockerline, seconded by Riva

490 Vote: 4-0-0

491

492 Respectfully Submitted,

493

494 Abby Conroy, Land Use Administrator