

SALISBURY ZONING BOARD OF APPEALS

REGULAR MEETING

SEPTEMBER 13, 2022 – 5:00PM (VIA ZOOM)

1. Call to Order. The meeting was called to order at 5:00pm.
2. Roll Call & Seating of Alternates. Present: Jeff Lloyd, Stacie Weiner, Roxanne Belter, M. E. Freeman, Lee Greenhouse (Alternate), Peter Menikoff (Alternate), and Georgia Petry (Recording Secretary). Absent: Beth Wells (Alternate). Lee Greenhouse was seated as Voting Alternate.

Agenda. The Chairman asked for an Item to be added to the agenda: Appoint Lee Greenhouse to Full Commission Member of the ZBA. A **Motion to Approve the Agenda, as amended**, was made by S. Weiner, seconded by M.E. Freeman and unanimously **Approved**.

3. **Minutes of August 2, 2022. A Motion to Approve the Minute of August 2, 2022** was made by S. Weiner, seconded by M.E. Freeman and unanimously **Approved**.
4. Public Comment – None
5. Halloran Sage -- Letter of Engagement
M. E. Freeman commented that the letter did not properly specify the services that would be provided to the ZBA; she wants to ensure that there are no conflicts, to be clarified in terms of the letter. P. Menikoff noted that the First Selectman signs such documents for the Town; he added that the letter needs to be modified. J. Lloyd suggested that the letter be re-done; M.E. Freeman and P. Menikoff will talk to Halloran Sage. The discussion will be continued at the next meeting.
6. Discussion Regarding Vacancies – J. Lloyd suggested trying to find someone who is interested from the party of the vacated seat (Alternate – Democrat). The Democratic Town Committee will be contacted.
 6. A. **Appointment of Lee Greenhouse as Regular Commission Member of the ZBA. So Moved** by M.E. Freeman, seconded by S. Weiner and unanimously **Approved**.

Public Hearing

7. ZBA #2022-0188 / Block / 4 Main Street / Request for Variance from 300.3 & 304.1 to Demolish a Nonconforming Addition and Rebuild New in More Conforming Location / Map 54 / Lot 15 /
The Public Hearing was opened at 5:13pm. J. Lloyd asked the applicant and her architect is the proposed building would be less nonconforming; Abeth Slotnick, Architect, responded

that the setbacks would be reduced overall and be less nonconforming. The Public Hearing was Closed. A **Motion to Grant a Variance for Application 2022-0188, 4 Main Street, for Relief from Sections 300.3 and 304.1 of the Salisbury Zoning Regulations**, was made by L. Greenhouse, seconded by R. Belter and unanimously **Approved**.

Adjournment. So Moved by S. Weiner, seconded by R. Belter and unanimously **Approved**.