

SALISBURY PLANNING AND ZONING COMMISSION

SPECIAL MEETING MINUTES

August 1st, 2022 6:30PM

Remote Meeting by Live Internet Video Stream and Telephone

1 **Members Present:**

2 Dr. Michael Klemens (Chairman)
3 Cathy Shyer (Vice Chair)
4 Martin Whalen (Secretary)
5 Bob Riva (Regular Member)
6 Allen Cockerline (Regular Member) arrived at 6:40PM
7 Debra Allee (Alternate)
8

Members Absent:

Dr. Danella Schiffer (Alternate)

Staff Present:

Abby Conroy, Land Use Administrator (LUA)

9 **Brief Items and Announcement**

10 1. Call to Order/Establish Quorum

11 Chairman Klemens called the meeting to order at 6:31PM. With 4 members present, Dr. Michael
12 Klemens, Bob Riva, and Martin Whalen a quorum was established. Alternate Debra Allee was also
13 present.
14

15 2. Minutes of April 4, 2022

16 Vice Chair Shyer proposed the following amendments:

17 Line 320 - Added "for" in between "presentation" and "the"

18 Line 347 - Removed "from"

19
20 Chairman Klemens seated Debra Allee as a voting Alternate at 6:36PM.
21

22 **Motion:** To approve Minutes of April 4, 2022 as amended.

23 Made by Riva, seconded by Allee.

24 Vote: 5-0-0.
25

26 3. Minutes of April 12, 2022

27 Vice Chair Shyer proposed the following amendment:

28 Line 94 - Added "with" between "comply" and "Section"

29
30 **Motion:** To approve Minutes of April 12, 2022 as amended.

31 Made by Riva, seconded by Whalen.

32 Vote: 4-0-1 in favor. (Abstention Alternate Allee)
33

34 4. Minutes of April 18, 2022

35 No amendments made.
36

37 **Motion:** To approve Minutes of April 18, 2022.

38 Made by Riva, seconded by Shyer.

39 Vote: 5-0-0 in favor.
40

41 Allen Cockerline joined the meeting at 6:40PM replacing Alternate Allee as a voting member.
42

43 5. Minutes of May 2, 2022

44 Vice Chair Shyer proposed the following amendment:

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45 Line 104 - Changed "Mean" to "Main"

46
47 **Motion:** To approve Minutes of May 2, 2022 as amended.
48 Made by Cockerline, seconded by Shyer.
49 Vote: 3-0-2 in favor. (Abstention Member Riva)

50
51 6. Minutes of May 16, 2022
52 Vice Chair Shyer proposed the following amendment:
53 Line 111 - Added "of Agriculture" in between "Commissioner" and "in"

54
55 **Motion:** To approve Minutes of May 16, 2022 as amended.
56 Made by Cockerline, seconded by Whalen.
57 Vote: 5-0-0.

- 58
59 7. Minutes of June 6, 2022 – *pending*
60 8. Minutes of June 21, 2022 - *pending*
61 9. Minutes of June 29th 2022 - *pending*
62 10. Minutes of July 18th, 2022 - *pending*

63
64 **New Business**

65 11. Zoning Map Discussion
66 All Commission Members reviewed the "Narrative to Accompany Salisbury's Revised Zoning Maps"
67 document without questions or concerns. Chairman Klemens began with the zoning map reviewing the
68 Northwest Corner of Salisbury, the "MR Zone" (in dark green) identifying that the proposed zone is
69 better organized and encompassed more properties present on the Mount Riga plateau. Previously, the
70 majority of Salisbury had "RR1 Zones", but now "RR1" (in lime green) is represented on the map as
71 smaller lots. Extremely small lots are zoned as "R20" (in gold) on Taconic Road, Preston Lane, Rocky
72 Lane, and South Shore Road. "R20 Zones" provides side yard setbacks now reduced by ten feet on each
73 side, which will give relief to small lots. There are small clusters of housing on Weatogue Road, Smith Hill
74 Lane, Sunrise Ridge Lane, and Prospect Mountain Road proposed as "RR1".

75
76 Further west, there are more proposed "RR1" lots on Bunker Hill Road and Cobble Road. Close by on
77 Factory Street, Locust Street, and the majority of downtown is now proposed as "R20". Also in
78 downtown, the proposed "R10 Zone" (in yellow) extends to include Elm Street and Grove Street. Some
79 "CG20 Zones" (in purple) downtown have been expanded to "C20" (in pink). Lots around Bostwick Street
80 will be changed from "R20" to "R10". Between Porter Street and Ridge Lane there are three lots listed as
81 "RR3" (in white) that should be changed. Pending the Commission's approval, Chairman Klemens
82 mentioned at least one of these three lots should be "R10", and the other two "R20". Members
83 Cockerline and Riva support this decision.

84
85 Near State Line Road and lower Indian Mountain Road, there are more undersized lots being changed to
86 "R20 Zones". Several lots on Farnum Road will be changed to "R20". In the corner of Brisco and Farnum
87 Road, there is a GIS error that contradicts surveys on file and needs to be fixed. Moving east, there are
88 more lots proposed to be "R20" on lower Sugar Hill Road, and riverside lots on Housatonic River Road to
89 "RR1 Zones". Commissioner Cockerline asked why the southernmost lots on Sugar Hill Road are not

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90 changing from "RR1" to "R20" as well. Chairman Klemens remarked that these lots exceed one acre,
91 therefore too large to represent "R20". There are three lots further north consisting of more than one
92 acre being changed to "R20", so the Commission agreed these should remain "RR1". Lots around
93 Interlaken Estates are proposed to be "RR1", and undersized lots on Furnace Road proposed to "R20".
94

95 Chairman Klemens mentioned most changes have occurred around Lime Rock Park "RE Zone" (in red).
96 All residential lots around the Park on Route 112 are proposed "RR1 Zones". All commercial lots that
97 exist in Lime Rock are now proposed as "CG20 Zones". Alternate Allee asked if the tax assessment of
98 these lots will differ from residential to commercial. Chairman Klemens confirmed there is no change. At
99 the US Highway 7 junction, there are "CG20 Zones" being changed to "RR3" as most of the area consists
100 of floodplain and farmland. There is a pre-existing/non-conforming auto repair business located here.
101 Chairman Klemens stated the boundaries around Lime Rock Park have been snapped to encompass the
102 entire parcel they own. A 400-foot buffer has also been incorporated along White Hollow Road.
103 Continuing west on the map, there is a single lot on Long Pond Road that was mislabeled in error and
104 needs to be changed from "RR1" to "RR3".
105

106 Alternate Allee offered feedback about the legend color scheme on the map; the shade of red used for
107 "RE" Lime Rock Park is too intense and may attract negative attention. She recommended choosing a
108 more muted color. The shade of blue used for "LI-1" (in dark blue) Industrial 1 Zones is quite similar to
109 the "LA" (in blue) Lake Residential Zones, which may be confusing to the untrained eye, so she
110 recommended using gray or a different shade of purple. Vice Chair Shyer agrees with Alternate Allee.
111 Chairman Klemens believed gray is too similar to the road and lot lines, but another shade of purple
112 could be considered. Member Cockerline added that the changes should be made on the map after
113 commentary is received. Alternate Allee also added the green used for "MR" Mount Riga Zone is too
114 dark suggesting a lighter option instead. Cockerline suggested contacting the GIS representatives about
115 color changes and usage.
116

117 **Motion:** Salisbury P&Z confirms the new maps complies with the Plan of Conservation and Development,
118 hereby endorses referral of this version to the Northwest Hills Council of Governments for review and
119 sets a hearing for September 19th, 2022 at 6:45PM via Zoom.

120 Made by Cockerline, seconded by Riva.

121 Vote: 5-0-0 in favor.
122

12. Zoning Use Table Discussion

123
124
125 Chairman Klemens reviewed the Commission's previous decisions to begin the discussion. So far, three
126 tables had been collapsed into one, violations and illegal options were removed, the RR1-V Zone was
127 eliminated, and the table was rearranged into a more user-friendly format. Chairman Klemens also
128 mentioned that the draft Zoning map will guide the regulation rewrite process. LUA Conroy stated they
129 are looking for endorsement from the Commission as far as what permit type to use and to review the
130 new table's structure. The Commission took up discussion of Temporary Events first and resumed the
131 Use Table Discussion afterwards.
132

13. Temporary Event Discussion

133
134 Members Cockerline and Riva wished to continue discussion on this matter at the September 6th, 2022
135 Meeting. Commissioner Cockerline mentioned a decision should be made regarding wedding venues

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136 before accepting an amendment. He identified that there are hotels in town that host wedding events,
137 and asked if farm property could be used as a wedding venue. LUA Conroy questioned if a "Hospitality"
138 section should be added to the table, which would include "hotel/motel, restaurant, outdoor
139 food/service". Chairman Klemens asked if "wedding" should be listed as an event. Alternate Allee
140 suggested using the term "Private Event".

141

142 The Commission agreed that they do not wish to interfere with family gatherings and celebrations.
143 Further, commercial wedding venues are undesirable and will not be allowed in residential zones, but
144 temporary family events will be supported. Commissioner Cockerline asked if regulation should be based
145 on anticipated attendance for example for events that exceed 200 people Vice Chair Shyer reiterated the
146 question of how to define this regulation by a zone. Chairman Klemens provided an example that hotels
147 are allowed in commercial zones specifically to protect residential areas, and the same should follow
148 with commercial wedding and related venues selling a service on their property.

149

150 Commissioner Cockerline mentioned the duration of time allowed for temporary events. The
151 Commission would consider a ten-day event excessive, and are in agreement that three days would be
152 sufficient. Commissioner Cockerline also asked if firefighter, police or church activities should be
153 regulated as they are not mentioned. These are community events that should not be regulated, stated
154 Chairman Klemens. Vice Chair Shyer pointed out that the Grove hosts commercial events that can also
155 be considered community events. LUA Conroy explained the Grove is considered a municipal facility, and
156 that events at such a facility would be considered a customary and incidental use. Chairman Klemens
157 suggested regulating the uses/situations that the Commission does not want rather than listing the
158 instances where events would be allowed.

159

12. Zoning Use Table Discussion - Continued

160

161
162 In continuation with this discussion, Commissioner Cockerline suggested replacing "Home Occupation"
163 to "Home Business"; the Commission is in favor of this change. LUA Conroy clarified that "Agriculture"
164 will change to "Agriculture or Forestry", "Sawmill" will be moved into "Industrial", and "Hotel or Motel"
165 will change to "Hospitality." LUA Conroy questioned if "Processing Dairy Products" should be moved to
166 "Agriculture or Forestry". Commissioner Cockerline advised deleting the option altogether as it can be
167 considered farming without specification, Chairman Klemens agreed. LUA Conroy will edit the zoning use
168 table with the feedback received today.

169 **Adjournment**

170 **Motion:** To adjourn meeting at 8:34PM.

171 Made by Shyer, seconded by Cockerline.

172 Vote: 5-0-0 in favor.

173 Respectfully Submitted,

174 Erika Spino

175 Secretary of Minutes