

SALISBURY PLANNING AND ZONING COMMISSION

SPECIAL MEETING MINUTES

DECEMBER 12th, 2022 10AM

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) *arrived at 10:01AM*
5 Bob Riva (Regular Member)
6 Allen Cockerline (Regular Member) *arrived at 10:11AM*
7 Dr. Danella Schiffer (Alternate)
8 Debra Allee (Alternate) *arrived at 10:11AM*

Members Absent:

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 9:59AM. A quorum was established with three regular
12 members present (Michael Klemens, Cathy Shyer, and Bob Riva). Alternate Danella Schiffer was also
13 present and seated.

14
15 **Motion:** To approve Agenda.

16 Made by Cockerline, seconded by Riva.

17 Vote: 4-0-0 in favor.

18 2. Minutes of June 21, 2022 - *pending*

19 3. Minutes of June 29, 2022 - *pending*

20 4. Minutes of July 18, 2022 - *pending*

21 5. Minutes of August 1, 2022 - *pending*

22 6. Minutes of August 15, 2022 - *pending*

23 7. Minutes of September 6, 2022 - *pending*

24 8. Minutes of September 19, 2022 - *pending*

25 9. Minutes of September 20, 2022 - *pending*

26 10. Minutes of October 4, 2022 - *pending*

27 11. Minutes of October 17, 2022 - *pending*

28 12. Minutes of November 7, 2022 - *pending*

29 13. Minutes of November 21, 2022 - *pending*

30

31 **Public Hearing(s) 10:00**

32 14. #2022-0207 / Zimmerman (Grickis) / 16 Woodland Drive / Special Permit for Vertical Expansion of
33 Nonconforming Dwelling (Section 503) / Map 35 / Lot 6 / DOR: 11/21/2022 / *Open Hearing, Possible*
34 *Consideration*

35

36 Chairman Klemens read the legal notice and opened the hearing at 10:00AM. Secretary Martin Whalen
37 joined the meeting at 10:01AM and was seated as a voting member. Attorney William Grickis and
38 Barbara Zimmerman joined the meeting to represent the application.

39

40 Attorney Grickis summarized the application explaining that the dwelling was pre-existing non-
41 conforming in regard to zoning setbacks. As it is surrounded by wetlands, it is necessary to expand living
42 space vertically, as opposed to outward horizontal expansion.

43

44 The addition of two bedrooms required that the septic system be replaced. Torrington Area Health
45 District (TAHD) approved a septic replacement plan. A boundary line adjustment with an adjacent lot

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46 was also required to achieve a code complying septic system. The new septic system will be installed
47 farther away from the wetlands than the existing septic.

48

49 The proposal was approved by the Inland Wetlands & Watercourses Commission.

50

51 The proposed renovation also called for expansion into the front yard zoning setback to construct a small
52 section of garage. A variance for this was granted by the Zoning Board of Appeals (ZBA).

53

54 Attorney Grickis is requesting the Commissions' approval for a Special Permit for vertical expansion of a
55 non-conforming structure.

56

57 Chairman Klemens asked if the variance granted by the ZBA included living space or if the garage will
58 have a vertical expansion above it. Attorney Grickis replied yes, a variance was granted for construction
59 of a new garage, and the old garage will be converted into living space.

60

61 At 10:11AM, Commissioner Allen Cockerline joined the meeting, replacing Alternate Schiffer as a voting
62 member. Alternate Debra Allee also joined the meeting at 10:11AM.

63

64 There were no further comments from the Commission or public.

65

66 **Motion:** To close the public hearing at 10:12AM.

67 Made by Whalen, seconded by Cockerline.

68 Vote: 5-0-0 in favor.

69

70 **Motion:** To approve #2022-0207 / Zimmerman (Grickis) / 16 Woodland Drive / Special Permit for Vertical
71 Expansion of Nonconforming Dwelling (Section 503) / Map 35 / Lot 6 /.

72 Made by Cockerline, seconded by Riva.

73 Vote: 5-0-0 in favor.

74

75 **Adjournment**

76

77 **Motion:** To adjourn meeting at 10:14AM.

78 Made by Cockerline, seconded by Riva.

79 Vote: 5-0-0 in favor.

80

80 Respectfully Submitted,

81

81 Erika Spino

82

82 Secretary of Minutes