

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

November 20th, 2023 5:30PM

Remote Meeting by Live Internet Video Stream and Telephone

Members Present:

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

Staff Present:

Abby Conroy, Land Use Director
Miles Todaro, Land Use Technical Specialist

Members Absent:

Debra Allee (Alternate Member)

1 **Brief Items and Announcements**

2 1. Call to Order / Establish Quorum

3 Chair Klemens called meeting to order at 5:29pm. He announced that the new Commission members
4 will be joining at the next meeting. Secretary Whalen and Alternate Member Allee were not present.
5 Alternate Member Schiffer was seated.

6 2. Approval of Agenda

7 Chair Klemens announced that Item 14, The Town Grove EV Station Application, was withdrawn
8 without prejudice. Additionally, he added Item 17A. Discussion about Green Cards.

9 **Motion:** To approve the agenda as amended

10 Made by Cockerline, Seconded by Riva

11 Vote: 5-0-0

12 3. Adoption of 2024 Meeting Schedule

13 LUD Conroy explained that the meeting schedule must be adopted 30 days before the next meeting.
14 Vice Chair Shyer commented that she would prefer to not hold the meeting on January 2nd. Chair
15 Klemens expressed concern that if that meeting is skipped then there won't be enough time at the
16 following meeting to work on the Plan of Conservation and Development (POCD). Vice Chair Shyer
17 withdrew her comment.

18 **Motion:** To approve the 2024 meeting schedule as presented

19 Made by Cockerline, seconded by Riva

20 Vote: 5-0-0

21 4. Minutes of April 3, 2023

22 Line 63 – Add “(Associate Director of Facilities at Hotchkiss)” after “Brian Hanecak”

23 Line 121 – Change “culvert” to “catch basin”

24 Line 122 – Replace “drainage” with “infiltration”

25

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

November 20th, 2023 5:30PM

Remote Meeting by Live Internet Video Stream and Telephone

26 **Motion:** To approve the Minutes of April 3, 2023 as amended

27 Made by Cockerline, seconded by Shyer

28 Vote: 4-0-1

29 Secretary Whalen joined at 5:41pm and was seated in place of Alternate Member Schiffer. Agenda
30 items 5, 6, and 7 (minutes) were skipped.

31 **Public Comment**

32 8. Public Comment - Public Comment is restricted to items that are neither on the agenda nor the
33 subject of any pending Planning & Zoning application or action and are limited to three minutes
34 per person

35 There was no public comment.

36 17. Green Card Discussion

37 Chair Klemens explained that many green certified mailing cards have been received by the Post Office
38 as the Agent, which defeats the purpose. He added that, after a discussion with LUD Conroy and the
39 Town Attorney, it was determined that the Zoning Regulations do not require the green card return
40 receipts. He suggested that the Commission no longer require applicants submit return receipts. Proof
41 of certified mailing would still be required. This would save applicants money on required notices. Vice
42 Chair Shyer expressed her surprise at the Post Office's practice, and asked if anyone has spoken to
43 them. LUD Conroy explained that it's a practice that was adopted during the COVID-19 pandemic which
44 some offices still use.

45 The Commission agreed with Chair Klemens' suggestion and the practice was adopted.

46 **Public Hearings 5:45PM**

47 9. #2023-0232 / Tanner / 373 Lime Rock Road / Special Permit for Home Occupation (Section
48 210.2) / Map 28 / Lot 11 / DOR: 10/30/2023 / *Open Hearing and Possible Consideration*

49 Secretary Whalen read the public hearing notice at 5:50pm.

50 Applicant Suzanne Tanner joined the meeting and described her project. Her home occupation would
51 be for a hat gallery and shop open mostly by appointment only. Chair Klemens explained that there is
52 sufficient parking, and it is considered a home occupation rather than a retail business. He added that
53 this is keeping with the Commission's desire to have adaptive reuse and revitalization along the Route
54 112 corridor in the village of Lime Rock.

55 The Commission had no questions. The hearing was opened to public comment.

56 Dicky Reigel left a comment in the Zoom Chat, which was read aloud by Chair Klemens: "As a neighbor,
57 Lime Rock Park certainly supports the hat gallery as a revitalization of the Lime Rock neighborhood."

58 There were no further comments from the public.

59

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

November 20th, 2023 5:30PM

Remote Meeting by Live Internet Video Stream and Telephone

60 **Motion:** To close the public hearing at 5:57pm

61 Made by Cockerline, seconded by Whalen

62 Vote: 5-0-0

63

64 **Motion:** To approve application #2023-0232 / Tanner / 373 Lime Rock Road / Special Permit for Home
65 Occupation (Section 210.2) / Map 28 / Lot 11 / DOR: 10/30/2023

66 Made by Cockerline seconded by Riva

67 Vote: 5-0-0

68

69 10. #2023-0231 / Lime Rock Park II, LLC (Riegel, SLR Consulting – Ritchie) / 497 Lime Rock Road /
70 Site Plan for New Garage Building /Map 4 / Lot 16 / DOR: 10/16/2023 / *Open Hearing and*
71 *Possible Consideration*

72 Secretary Whalen read the public hearing notice at 5:59pm.

73 President and CEO of Lime Rock Park Dicky Riegel, general partner of Lime Rock Group LLC Bill
74 Reuckert, and SLR Consulting Engineer Todd Ritchie joined the hearing. Mr. Riegel explained this is the
75 same garage project approved by the Planning and Zoning Commission in 2022 at a different location.
76 They found an easier spot to locate the garage, so this application is a continuation of that approved
77 project.

78 Engineer Ritchie explained that the building is now planned as a straight building rather than wrapping
79 with the contours of the land as it was with the first application. He showed the Commission the new
80 location of the building in the park and the boundary line adjustment map with 52 White Hollow Road.
81 The lot line adjustment will allow the planned building and existing ticket booths to be located on 497
82 Lime Rock Road rather than 52 White Hollow Road. Engineer Ritchie also showed the Commission how
83 vehicles and pedestrians will use the proposed footpath and driveways. The proposed garage is the
84 same dimensions as previously proposed. There will be 20 garages for track members plus a small
85 common area and bathrooms. Utilities will need to be added, including a new well. He explained the
86 garage access will be one-way traffic. He also pointed out the catch basins, and explained that they will
87 be discharging into stormwater infiltration chambers. The foot path will be relocated away from the
88 entrance to the garage's driveway and marked crosswalks will be added. Engineer Ritchie also provided
89 an overview of the Sediment and Erosion Control Plan, including the construction entrances and silt
90 fence. Mr. Riegel thanked the Commission for the consideration of the project, and pointed out that it
91 require less earth moving than the previously approved application. He also pointed out that the
92 building is located away from White Hollow Road, and there is plenty of screening so it won't be visible
93 from the road. He added that the intended use is for storage, and he is happy to entertain any
94 questions about this.

95 Alternate Member Schiffer asked if the building will be illuminated at night for security purposes. Mr.
96 Riegel answered that there will be some low level of lighting, but it will not be fully lit up. Chair

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

November 20th, 2023 5:30PM

Remote Meeting by Live Internet Video Stream and Telephone

97 Klemens asked if the light fixtures will be downward directed and dark skies compliant. Engineer
98 Ritchie confirmed that they will be.

99 Chair Klemens asked how oil, transmission fluid, and related substances will be handled within the
100 garage. Engineer Ritchie answered that none of those significant maintenance tasks will be performed.
101 There will be no floor drains in the garage. If maintenance work is required then it will be handled with
102 containment devices and properly disposed of.

103 Chair Klemens directed attention to the survey and explained that the lot lines were adjusted between
104 two properties in the same zone with the same owner. He noted that currently the ticket booths are
105 non-conforming as they are located on 52 White Hollow Road. The ticket booths would be brought into
106 compliance with this lot line adjustment.

107 Chair Klemens asked the applicant to show on the survey where the 300-foot buffer from White
108 Hollow Road is. Engineer Ritchie pointed it out on the survey. Chair Klemens pointed out that nothing
109 is being proposed in proximity to this buffer.

110 Secretary Whalen asked if the floors in the garage are concrete. Mr. Rueckert confirmed that they are.
111 Secretary Whalen asked if there will be a viewing area from the back of the building. Mr. Rueckert
112 explained that the higher central section will have a viewing area overlooking the track.

113 LUD Conroy asked that Lime Rock Park send copies of the design files currently being displayed. She
114 also asked what the height of the building will be. Engineer Ritchie answered that the highest point will
115 be 30 feet and 4 inches. LUD Conroy asked what the distance from the building to the property line is.
116 Engineer Ritchie measured it at over 60 feet to the closest property line. LUD Conroy noted that this
117 meets the 50-foot rear setback requirement. She also asked where the project stands with regards to
118 health approvals. Engineer Ritchie explained that the DEEP applications have been submitted, but he
119 hasn't heard back yet. DEEP representatives were onsite to witness the test pits, so they're aware of
120 the project. LUD Conroy noted that if there are any changes to stormwater, the Commission would
121 need to review that change. Chair Klemens asked the Commission if they would be comfortable
122 approving the application without DEEP approval. Commissioner Cockerline expressed that he would
123 be okay with approving it contingent on obtaining DEEP approval. LUD Conroy added that DEEP
124 approval would be needed before a Zoning Permit could be obtained. Mr. Rueckert confirmed that
125 construction would not start without the necessary DEEP approval.

126 The hearing was opened up to public comment.

127 Lori Shepard joined the meeting at 6:25pm and asked how much water will be used and if it will impact
128 the neighbors' water supplies. She also asked how the building will be using the water, if the pavement
129 was pervious pavement, if there will be one car per garage, and if they expect visitors and additional
130 cars to be present. Engineer Ritchie answered that water consumption will not affect the neighbor's
131 wells, and that it will actually be less than most residential wells are designed for. He also answered
132 that water will be used for restrooms. Mr. Reigel clarified that there will be very limited car washing.
133 Engineer Ritchie answered that the pavement is not pervious, but it is designed to channel the water
134 into the ground, thereby acting in a similar manner. Mr. Reigel commented that the number of visitors
135 will be fairly limited.

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

November 20th, 2023 5:30PM

Remote Meeting by Live Internet Video Stream and Telephone

136 Sarah Wolf joined the hearing at 6:30pm. Ms. Wolf asked if the building is roughly three stories. Chair
137 Klemens noted that Salisbury's maximum building height is 35 feet. She clarified that she would like to
138 know if it will be visible from the road. Commissioner Cockerline commented that the building will be
139 750 feet from the road. Mr. Reigel added that there will be considerable screening. Ms. Wolf asked if
140 the building will be used beyond the normal hours of track operation. Mr. Reigel answered that he
141 does not envision any late-night usage, and it is designed for storage not for work. Individuals storing
142 their cars there will have access, but it's located inside the track gates. He added that the rules for
143 garage access have not yet been set, but it will be consistent and compliant with existing noise
144 regulations. Ms. Wolf asked if there will be people coming and going later in the evening or early in the
145 morning. Mr. Reigel explained that they do not envision any kind of late-night interaction with the
146 facilities, and it is not set up for social gatherings. The garage deck will be mainly for race weekends.
147 Ms. Wolf asked how long the construction process will take and if there will be clearing. Mr. Rueckert
148 answered that there will be some tree clearing and site work, but the vertical construction will likely go
149 faster than a traditional wood-framed building.

150 Doug Howes joined the hearing at 6:38pm and asked if the garages will only be used for storage and
151 not maintenance. Mr. Reigel answered that the building will only be used for storage, with the
152 exception of simple tasks such as changing tires. Mr. Howes asked if there will be regulation of noise,
153 such as from air wrenches used in changing tires. Mr. Reigel explained that the track's strictly enforced
154 voluntary noise agreement would apply to the garages. No noise will exceed the levels permitted by
155 the agreement.

156 Terry Dunne joined the hearing at 6:41pm and asked if there will there be any light pollution in the
157 evening. Mr. Reigel answered that there will be downlighting that is dark skies compliant. The track
158 and all other lighting will remain compliant with existing protocols. Ms. Dunne asked if Lime Rock Park
159 will be hiring locally for the project. Mr. Reigel answered that they have not chosen contractors, but
160 they pride themselves in hiring locally and would like to include the community.

161 **Motion:** To close the hearing at 6:42pm

162 Made by Cockerline, seconded by Riva

163 Vote: 5-0-0

164 The Commission agreed that they were leaning towards approval. Chair Klemens listed the three
165 conditions he would like added to the approval: The plans shown tonight must be submitted to the
166 Land Use Office, light fixtures must be dark skies compliant, and DEEP approval of the subsurface
167 disposal system must be obtained. Chair Klemens asked the Commission if they would like a fourth
168 condition that the garage comply with the regulations and agreements that govern the track.
169 Commissioner Cockerline expressed that he feels that would be redundant. Chair Klemens agreed. LUD
170 Conroy noted that the building is being designed for vehicle storage likely meaning that the vehicle
171 owners would not arrive at odd hours. Chair Klemens asked the Commission if they would be
172 interested in adding a condition regarding noise levels. Commissioner Cockerline commented that the
173 distance from the road and screening should be sufficient, and that condition is not necessary.
174 Commissioners Riva, Shyer, and Schiffer agreed that it would be redundant.

175

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

November 20th, 2023 5:30PM

Remote Meeting by Live Internet Video Stream and Telephone

176 **Motion:** To approve application #2023-0231 / Lime Rock Park II, LLC (Riegel, SLR Consulting – Ritchie) /
177 497 Lime Rock Road / Site Plan for New Garage Building /Map 4 / Lot 16 / with the following
178 conditions:

- 179 1. The current plans presented at the 11/20/2023 meeting be submitted physically to the Land
180 Use Office
- 181 2. All lighting fixtures will be dark skies compliant
- 182 3. DEEP approval of wastewater treatment is acquired

183 Made by Cockerline, seconded by Riva

184 Vote: 4-0-1

185 Secretary Whalen abstained from voting.

186 11. #2023-0234 / A Slice of LLC (Capecelatro and Hackett) / Special Permit for Detached Apartment
187 on Single Family Residential Lot (Section 208) / Map 40 / Lot 29 / DOR: 10/30/2023 / *Open*
188 *Hearing and Possible Consideration*

189 Secretary Whalen read the public hearing notice at 6:54pm. Attorney Mark Capecelatro, Engineer Pat
190 Hackett, Architect Susan Rodriguez, and Landscape Designer Michael Trapp joined the hearing.
191 Attorney Capecelatro explained that the application is for an accessory building consisting of a two-car
192 garage and roughly 500 square foot accessory dwelling. The dwelling is intended for guests and
193 potentially a caretaker. It meets all minimum and maximum dimensional requirements. A new septic
194 system approved by Torrington Area Health District will serve this building and the main house. The
195 plans have been reviewed by IWWC and the Town Engineer.

196 Chair Klemens asked if white snake root has been removed from the plans. Landscape Designer Trapp
197 answered that it has been. Attorney Capecelatro asked Chair Klemens if this question would be more
198 suited for the Site Plan application. Chair Klemens answered that he's not sure which application the
199 landscaping would fit in. Vice Chair Shyer asked what the "lawn tick barrier" is. Landscape Designer
200 Trapp answered that a 10-foot-wide strip of lawn will be mowed creating a barrier to keep ticks down
201 along the paths. Vice Chair Shyer also asked if there were a number of trees taken down. Landscape
202 Designer Trapp answered that the owner got permission to remove a number of trees, and the stumps
203 were left for soil health purposes. Vice Chair Shyer asked if the permission was from IWWC. LUD
204 Conroy answered that amount of work that was done did not reflect what was approved, but the
205 IWWC was aware of that through this process.

206 Vice Chair Shyer asked if the breezeway will be glassed-in or open. Landscape Designer Trapp
207 answered that it is open. Architect Rodriguez confirmed this, and added that the lighting in the pergola
208 will be low along the pathway. The lighting inside the dwelling will also be downlit, with the exception
209 of a few accent lamps. Chair Klemens asked if they're suggesting that the house will be fairly dark skies
210 compliant. Architect Rodriguez confirmed that is their intention. Vice Chair Shyer expressed her
211 support of that aspect of the plan. She also asked how the access to the lake will work with no planned
212 stairs. Landscape Designer answered that the land is naturally sloping and there is an existing access
213 point.

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

November 20th, 2023 5:30PM

Remote Meeting by Live Internet Video Stream and Telephone

214 Commissioner Cockerline asked if the Erosion and Sediment Control Plan shows a double hay bale
215 barrier. Engineer Hackett answered that it is actually mulch tube. Alternate Member Schiffer asked
216 what plant was substituted for the white snake root. Landscape Designer Trapp answered that it was
217 replaced with native asters.

218 The hearing was opened to the public at 7:10pm. There was no public comment.

219 **Motion:** To close the hearing at 7:11pm

220 Made by Cockerline, seconded by Riva

221 Vote: 5-0-0

222 **Motion:** To approve application #2023-0234 / A Slice of LLC (Capecelatro and Hackett) / Special Permit
223 for Detached Apartment on Single Family Residential Lot (Section 208) / Map 40 / Lot 29

224 Made by Cockerline, seconded by Riva:

225 Vote: 5-0-0

226 Pending Business

227 12. #2023-0235 / A Slice of LLC (Capecelatro and Hackett) / Site Plan to Demolish Existing and
228 Rebuild New Single Family Residence and Associated Site Improvements in the Lake Protection
229 Overlay District (Section 404) / Map 40 / Lot 29 / DOR: 10/30/2023 / *Possible Consideration*

230 Chair Klemens asked the Commission they saw any reason why this application might not also be
231 approved. Commissioner Cockerline asked if all the erosion and sedimentation control measures are
232 the same as those on the special permit. Chair Klemens answered that they are the same. LUD Conroy
233 pointed out that often the Commission adopts the same conditions that IWWC has. Commissioner
234 Cockerline commented that doing so would seem redundant to him. LUD Conroy explained that it isn't
235 redundant in terms of the bond being taken.

236 **Motion:** To approve application #2023-0235 / A Slice of LLC (Capecelatro and Hackett) / Site Plan to
237 Demolish Existing and Rebuild New Single Family Residence and Associated Site Improvements in the
238 Lake Protection Overlay District (Section 404) / Map 40 / Lot 29 with the following special conditions:

- 239 1. Final approved plans shall have live signature and embossed seal of the Engineer and Surveyor
240 of record. These shall be submitted to the Town of Salisbury Inland Wetlands Agent prior to any
241 construction.
- 242 2. The Erosion & Sedimentation Control Bond shall be set at \$52,275.00. The Bond shall be a cash
243 bond payable to the "Town of Salisbury".
- 244 3. A Pre-Construction Meeting is required with the Inland Wetlands Agent prior to the start of
245 construction to inspect E & S control measures and to discuss construction sequencing/phasing.
- 246 4. During the construction process, the Owner/Developer/Contractor shall add erosion and
247 sedimentation control measures as deemed necessary by the Inland Wetlands Agent.

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

November 20th, 2023 5:30PM

Remote Meeting by Live Internet Video Stream and Telephone

- 248 5. Daily inspections and required maintenance of all erosion & sedimentation control measures
249 shall be completed by the General and/or Site Contractor until a permanent vegetated cover is
250 established (70% turf establishment). Repairs shall be made immediately after inspections.
- 251 6. An As-Built Site Improvement Plan, prepared by a State of Connecticut Registered Land
252 Surveyor, shall be submitted to the Inland Wetlands Agent after all the site work is completed,
253 and prior to requesting a Certificate of Occupancy.
- 254 7. A final site inspection shall be completed by the Inland Wetlands Agent and/or the Consulting
255 Town Engineer prior to the release of the Erosion & Sedimentation Control Bond and/or the
256 issuance of a Certificate of Occupancy.
- 257 8. Inspections, as required of the Consulting Town Engineer shall be determined by the Inland
258 Wetlands Agent.

259 Made by Cockerline, seconded by Riva

260 Vote: 5-0-0

261

- 262 13. #2023-0233 / Hotchkiss School (Hanecak) / Site Plan Modification for Dining Hall Renovations /
263 Map 6 / Lot 8 / DOR: 10/30/2023 / *Pending Consulting Engineer Review, Anticipated for Special*
264 *December 4, 2023 Meeting*

265 LUD Conroy explained that the Town Engineer asked for and received additional drainage information
266 that he will need more time to review. This could possibly take until the meeting on December 18th.

267 *Item 14 was skipped, as per the amendment to the agenda.*

268

269 **New Business**

- 270 15. #2023-0237 / Lime Rock Park II, LLC / Special Permit Application for Up to 25 Special Events Per
271 Year / Map 4 / Lot 16 / DOR 11/20/2023 / *Receive and Schedule Public Hearing*

272 President and CEO of Lime Rock Park Dicky Riegel joined the meeting at 7:19pm and explained that
273 Lime Rock Park is seeking approval for up to 20 to 25 social events per year. The events will follow all
274 relevant Land Use Regulations currently in place, and will consist of weddings, birthdays, and other
275 group meetings. He added that from their perspective each of these events are inherently customary
276 to race track operations, as anyone hosting such an event will have been to Lime Rock as a race fan or
277 participant. Per prior discussions with LUD Conroy and Chair Klemens, Mr. Riegel agreed that it makes
278 sense to apply for a blanket special permit rather than hosting a public hearing for each planned
279 activity. The events will generally be held in the infield area of the park, farthest away from any
280 neighbors.

281 Chair Klemens commented that the letter is different than what was represented in their meeting. Mr.
282 Riegel explained that the social events they host are generally for people with a connection to the park.

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

November 20th, 2023 5:30PM

Remote Meeting by Live Internet Video Stream and Telephone

283 Alternate Member Schiffer expressed that she does not agree with the assumption that social events
284 are inherently accessory to the Park's business. Mr. Reigel clarified that it is just intended to explain the
285 trend of events. LUD Conroy showed the Commission the Zoning Regulations pertaining to this
286 discussion, which only allows for events that are customary and incidental to race track operations. For
287 all other events, a Special Permit is required, which they are currently applying for. Mr. Reigel
288 explained that it may have been his mistake to refer to the events as customary to their operations,
289 but they would like to apply for the Special Permit for social events. The Commission deliberated the
290 kinds of events that would be defined as customary and incidental to a race track.

291 Chair Klemens commented that the public hearing for this application will likely draw public interest, so
292 he would like it scheduled for January 16th rather than in December. Mr. Reigel confirmed that date
293 worked for them.

294 Vice Chair Shyer commented that a list of semi-regular events that the Park holds would be helpful.
295 Chair Klemens commented that it's around four to five events. Commissioner Cockerline commented
296 that he feels weddings are the biggest wild card of event types. Chair Klemens agreed, and added that
297 this will be relevant when discussing events in agricultural areas as well.

298 Commissioner Cockerline asked if drifting could be discussed. Chair Klemens answered that it can be
299 discussed in the hearing, but it is actually accessory to the operations of a race track. Vice Chair Shyer
300 asked if the buildings that will be used for events and how far they are from neighbors could be
301 identified. Chair Klemens commented that this is something for the applicant to consider for the public
302 hearing.

303 **Motion:** To set a hearing on January 16th at 5:45pm via Zoom for application #2023-0237 / Lime Rock
304 Park II, LLC / Special Permit Application for Up to 25 Special Events Per Year / Map 4 / Lot 16
305 Made by Cockerline, seconded by Riva
306 Vote: 5-0-0

307 16. EV Charging Station Regulation Amendment / Town of Salisbury / *Schedule Public Hearing for*
308 *January*

309 Chair Klemens explained that the Congregational Church is looking to install EV chargers. Their
310 consultant provided some language for a Regulation Amendment. Chair Klemens and LUD Conroy
311 showed the language to an Attorney and now have questions for the Commission.

312 LUD Conroy explained that EV Charging stations meet the current definition of a structure and therefor
313 are subject to setback requirements. However, they are more associated with driveways or parking
314 areas which don't need to meet setbacks. Additionally, there is some new legislation regarding
315 charging stations which she and Chair Klemens incorporated. Chair Klemens commented that there are
316 some cases where the proposed regulation amendment is stricter than the State legislation.

317 LUD Conroy explained that the proposed regulations would apply to publicly owned, privately owned,
318 commercial or non-commercial chargers. It would not matter if the chargers are paid or free to use.
319 Commissioner Cockerline asked if the requirement for chargers in lots with 30 or more spaces could be
320 optional. LUD Conroy explained that the State statute requires that section. Commissioner Cockerline

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

November 20th, 2023 5:30PM

Remote Meeting by Live Internet Video Stream and Telephone

321 asked if this would only apply to new applications. Chair Klemens explained that the statute would only
322 require them on new applications, they are proposing requiring them on applications reconfiguring
323 parking as well.

324 Chair Klemens commented that “new parking” should be specified in these proposed regulations. LUD
325 Conroy clarified that existing parking areas without chargers would be allowed as preexisting.

326 LUD Conroy explained that advertising signage would be prohibited. Commissioner Cockerline asked if
327 there were existing signage regulations that prohibited electronic signs. Chair Klemens answered that
328 neon signs are prohibited.

329 LUD Conroy explained that the minimum chargers per parking area would be added to the parking
330 regulations. Chair Klemens commented that the regulations must be referred to the Council of
331 Governments, and then a hearing could be scheduled after. Commissioner Cockerline asked if any
332 other changes are expected. LUD Conroy answered that there are not.

333 LUD Conroy clarified for the Commission that these proposed regulations apply to publicly accessible
334 chargers, not those at private residences. Commissioner Cockerline asked if the chargers at the
335 Congregational Church would qualify as private. Chair Klemens answered that those chargers are
336 proposed as being publicly accessible from the side of the road.

337 **Motion:** To refer the proposed regulations to the Council of Governments for review.

338 Made by Cockerline, seconded by Riva

339 Vote: 5-0-0

340 **Motion:** To set a public hearing on January 16th at 5:45pm via Zoom on the EV regulations.

341 Made by Cockerline seconded by Shyer

342 Vote: 5-0-0

343

344 **Adjournment**

345 Motion: To adjourn the meeting at 7:56pm

346 Made by Riva seconded by Shyer

347 Vote: 5-0-0

348

349 Respectfully Submitted,

350 Miles Todaro

351 Land Use Technical Specialist