

## ZONING BOARD OF APPEALS

### REGULAR MEETING

NOVEMBER 28, 2023 – 5:00PM (VIA ZOOM)

1. Call to Order. The meeting was called to order at 5:03pm.
2. Roll Call and Seating of Members & Alternates. Stacie Weiner, M.E. Freeman, Lee Greenhouse, Roxanne Belter, Harding Bancroft (Alternate), Abby Conroy (Land Use Director), Miles Todaro (Land Use Tech Specialist) and Georgia Petry (Recording Secretary). Absent: Peter Menikoff.
3. **Approval of Agenda. So Moved** by M. E. Freeman, seconded by R. Belter and unanimously **Approved.**
4. Election of Officers. 4 Regular Members were present to elect officers.  
**A Motion to Nominate Stacie Weiner for Chair** was made by M.E. Freeman, seconded by L. Greenhouse and unanimously **Approved.** **A Motion to Nominate M.E. Freeman for Vice-Chair** was made by S. Weiner, seconded by R. Belter and unanimously **Approved.** **A Motion to Nominate Lee Greenhouse for Secretary** was made by S. Weiner, seconded by M.E. Freeman and unanimously **Approved.**
5. Public Comment – A member of the public attending had no comment.
6. **Minutes of January 10, 2023. A Motion to Approve the Minutes of January 10, 2023** was made by S. Weiner, seconded by M.E. Freeman and unanimously **Approved.**
7. Discussion of Bylaws  
The Bylaws were reviewed by A. Conroy, who commented that an additional Alternate member, either Republican or Unaffiliated, is still being sought, as there are 2 Alternate vacancies. A. Conroy pointed out that 4 affirmative votes are needed to make a decision on a variance. There was discussion about Article V. Section 2, regarding expenditure of funds up to \$500 without prior approval of the Board. Those funds might be for legal fees or paid training. A. Conroy suggested that those fees could be handled by the Land Use office, as is done by other Commissions; there was general agreement by the Members. A. Conroy will make the minor changes to the Bylaws document, which can then be adopted at the next meeting, with the comments reflected. M.E. Freeman brought up for discussion Article VI. Section 3.a. term limits for the Chair. R. Belter and L. Greenhouse suggested that longer term limits might be helpful to motivate people to take on the role of Chair. M. E. Freeman pointed out that the Board votes every year on the election of the Chair, so changes can occur. There was general agreement to

eliminate the term limits for the Chair. Regarding Article X. Section 1, it was also agreed that 4 members, including an Alternate, shall constitute a quorum in order to conduct a Public Hearing.

8. 2024 Meeting Schedule – Approved (Schedule Attached)

For any applications received, A. Conroy will continue to automatically notice and schedule public hearings for the next ZBA meeting; the members will be informed.

9. Land Use Commissioner Training and Compliance with PA 21-29

Regarding the training requirements, A. Conroy pointed out that there isn't just one way to fulfill the needed credits. She noted that the credits are needed every other year; the easiest way is to attend the CT Bar Association training, which is one full day in March and provides all of the needed credits. According to her records, S. Weiner, M.E. Freeman and L. Greenhouse have completed all of their credits for 2023. R. Belter will send her credit information to M. Todaro to update. P. Menikoff still needs the credits. A. Conroy will see what free training opportunities are available; she may hire an attorney for "in-house" training, which could be offered to other towns. She will figure out how many people need the training credits; H. Bancroft asked what counts as credits, which A. Conroy will find out. H. Bancroft introduced himself, mentioning that he was on the ZBA in Sharon for 8 years; he found the advanced training credits to be quite interesting. A. Conroy will send out the ZBA Chapter from the CT Bar Association training March 2023, which will be the reference until 2025. L. Greenhouse asked if additional credits obtained in 2024 could be carried over to 2025; the responses were to wait until 2025. A. Conroy will continue to send around training opportunities, for those interested. S. Weiner indicated that the new Bylaws will be voted on at the next ZBA meeting. (L. Greenhouse will not be able to attend the meeting in January)

**Adjournment. So Moved** by M.E. Freeman, seconded by L. Greenhouse and unanimously **Approved.**

## SALISBURY ZONING BOARD OF APPEALS

### 2024 SCHEDULE OF MEETING DATES

The Board meets the second Tuesday of every month except March and December. Annual organization meeting is held the fourth Tuesday in November. Regular meetings are held at 5:00pm and Public Hearings are held immediately after the regular business of the meeting. All meetings are held via Zoom. In-person meetings may be held in the upstairs conference room at Town Hall.

Tuesday, January 9, 2024 – 5:00pm

February 13

April 9

May 14

June 11

July 9

August 13

September 10

October 8

November 26