

**SALISBURY PLANNING AND ZONING COMMISSION**

**REGULAR MEETING MINUTES**

**August 5, 2024 6:30PM**

Remote Meeting by Live Internet Video Stream and Telephone

**Members Present:**

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

**Staff Present:**

Abby Conroy, Land Use Director (LUD)  
Miles Todaro, Land Use Technical Specialist (LUTS)

**Brief Items and Announcements**

1. Call to Order / Establish Quorum

Chair Klemens called the meeting to order. Chair Klemens, Vice Chair Shyer, Secretary Whalen, Regular Member Riva, and Regular Member Cockerline were present and seated to vote. Alternate Members Schiffer and Wells were also present.

2. Approval of Agenda

**Motion:** To approve the agenda.  
Made by Cockerline, seconded by Riva  
Vote: 5-0-0

3. Minutes of June 3, 2024

The minutes of June 3, 2024 were not yet ready for review and were tabled.

4. Minutes of June 17, 2024

The minutes of June 17, 2024 were not yet ready for review and were tabled.

Chair Klemens asked LUD Conroy to address the Commission on agenda item 12, Enforcement Updates.

**Other Business**

12. Enforcement Updates
  - a. 253 Indian Mountain Road
  - b. 144 Salmon Kill Road
  - c. 263 Millerton Road
  - d. 349 Main Street
  - e. 16 Woodland Drive

**SALISBURY PLANNING AND ZONING COMMISSION**

**REGULAR MEETING MINUTES**

**August 5, 2024 6:30PM**

Remote Meeting by Live Internet Video Stream and Telephone

f. 24 Woodland Drive

LUD Conroy provided the Commission with an update on each enforcement case (12.a through 12.f).

Chair Klemens asked that agenda item 10 (Public Comment) be addressed at this time.

**Public Comment**

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

There was no public comment.

The Commission took a five-minute recess.

**Public Hearing – 6:45pm**

5. #2024-0248 / Mendelsohn (Citrin) / Canaan Road / Site Plan Application for Nursery Use / Map 15 / Lot 47 / DOR: 05/06/2024 / *Open Hearing, Possible Consideration*

The hearing was opened at 6:45pm. The Commission discussed the application amongst themselves and with the applicant. There was no public comment.

**Motion:** To close the public hearing at 6:54pm

Made by Cockerline, seconded by Whalen

Vote: 5-0-0

**Motion:** To approve application #2024-0248 / Mendelsohn (Citrin) / Canaan Road / Site Plan Application for Nursery Use / Map 15 / Lot 47 / DOR: 05/06/2024 /

Made by Cockerline, seconded by Riva

Vote: 5-0-0

6. #2024-0251/ AHMR Inc / 11-15 Farnum Road / Special Permit Application to Install Propane Tanks in the Flood Plain Overlay District (Section 401) / Map 49 / Lot 12 / DOR: 06/17/2024 / Open Hearing by 8/21/2024 / *Open Hearing, Possible Consideration*

The hearing was opened at 6:56pm. It was noted that the abutters had not been notified by the applicant. The commission briefly discussed the new information submitted, and whether to deny the application or continue the public hearing.

**Motion:** To continue the public hearing to August 19<sup>th</sup>, 2024 at 6:45pm.

**SALISBURY PLANNING AND ZONING COMMISSION**

**REGULAR MEETING MINUTES**

**August 5, 2024 6:30PM**

Remote Meeting by Live Internet Video Stream and Telephone

Made by Shyer, seconded by Whalen.

Vote: 5-0-0

**New Business**

7. #2024-0255 / McCord (Michael Trapp Inc) / 514 Wells Hill Road / Special Permit Application for an Accessory Apartment (Section 208) / Map 30 / Lot 04 / DOR: 08/05/2024 / *Reception, Consideration of Completeness, and Schedule Hearing*

The Commission discussed the application. The Commission opted to table the application to the next meeting (pending more information) before scheduling the public hearing.

Alternate Member Wells left the meeting at approximately 8:15pm.

8. #2024-0256 / McGlone (Nelson) / 54 Farnum Road / Site Plan Application to Turn Second Floor into an Attached Accessory Apartment (Section 208) / Map 49 / Lot 113 / DOR: 08/05/2024 / *Reception, Possible Consideration*

The Commission discussed the application. The application was tabled to the next meeting pending more information.

Chair Klemens asked that the Commission skip ahead on the agenda to item 11 (Section 803.5 Amendment or Modification of Special Permit #2022-0174 / Brazzale (Grickis) / 17 Railroad Street / Contractor Equipment Storage / Map 54 / Lot 58 / *Update*).

**Other Business**

11. Section 803.5 Amendment or Modification of Special Permit #2022-0174 / Brazzale (Grickis) / 17 Railroad Street / Contractor Equipment Storage / Map 54 / Lot 58 / *Update*

The Commission discussed the Special Permit with Attorney Grickis.

**New Business**

9. #2024-0257 / Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC) / 104 & 106 Sharon Road & 53 Wells Hill Road / Special Permit for Hotel (Section 213.5) / Map 47/ Lot 2 & 2-1 / DOR: 08/05/2024 / *Reception, Consideration of Completeness, and Schedule Hearing*

The applicant team provided the Commission with an overview of the application. The Commission discussed the application.

**Motion:** To schedule a public hearing for September 3, 2024 at 6:45pm via Zoom.

**SALISBURY PLANNING AND ZONING COMMISSION**

**REGULAR MEETING MINUTES**

**August 5, 2024 6:30PM**

Remote Meeting by Live Internet Video Stream and Telephone

Made by Riva, seconded by Cockerline

Vote: 5-0-0

**Adjournment**

***Motion:*** To adjourn the meeting at 9:07pm

Made by Whalen, seconded by Cockerline

Vote: 5-0-0