

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

August 19, 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)
Dr. Danella Schiffer (Alternate Member)

Members Absent:

Bob Riva (Regular 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 at 6:30pm. Chair Klemens, Vice Chair Shyer, and Regular Member Cockerline were present and seated to vote. Alternate Member Schiffer was also present and seated to vote.

2. Approval of Agenda

Chair Klemens requested to remove Agenda Item 8, the public hearing for application #2024-0251 since it had been withdrawn.

Motion: to Approve the agenda as amended.

Made by Shyer, seconded by Cockerline.

Vote: 4-0-0

Secretary Whalen joined the meeting at 6:32pm and was seated as a voting member.

3. Minutes of July 15, 2024

Vice Chair Shyer and Alternate Member Schiffer recused themselves from voting, as they did not attend the July 15, 2024 meeting.

Motion: To approve the minutes of July 15, 2024

Made by Cockerline, seconded by Whalen

Vote: 3-0-0

4. Minutes of July 29, 2024 – *pending*

5. Minutes of August 5, 2024 - *pending*

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Public Comment

6. 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.

Pending 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 / *Schedule Hearing for September 3, 2024*

The Commission discussed the application.

Motion: To schedule a public hearing for Tuesday September 3, 2024 at 6:45pm via Zoom
Made by Cockerline, seconded by Whalen
Vote: 5-0-0

Pending Business - Continued

9. #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 / *Possible Consideration*

The Commission and applicant discussed the application.

Motion: To approve application #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 / finding it compliance with the requirements of section 208 of the Zoning Regulations.

Made by Cockerline, seconded by Shyer
Vote: 5-0-0

New Business

10. #2024-0260 / Brazzale (Grickis) / 17 Railroad Street / Contractor Equipment Storage / Map 54 / Lot 58 / DOR: 08/19/2024 / *Consideration of Completeness, Schedule Hearing*

Vice Chair Shyer recused herself from voting on this application due to a personal conflict. The Commission and Attorney Grickis discussed the application.

Motion: To schedule a public hearing for Monday September 16, 2024 at 6:45pm via Zoom

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Made by Cockerline, seconded by Whalen

Vote: 4-0-0

11. #2024-0258 / Rohn / 100 Interlaken Road / Site Plan Application for Replacement of a Nonconforming Barn in the Lake Protection Overlay District (Section 404 and 504) / Map 39 / Lot 16 / DOR: 08/05/2024 / *Pending IWWC Approval*

The Commission and applicant discussed the application.

Motion: To find the proposal to rebuild a nonconforming structure to the same dimensions a minor modification of the existing site plan, and to authorize administrative approval by the Planning and Zoning Commission Chair and Zoning Enforcement Officer.

Made by Cockerline, seconded by Shyer

Vote: 5-0-0

12. #2024-0259 / Frischling (Johannesen) / 42 Slater Road / Site Plan Application for Site Development Activities in the Lake Protection Overlay District (Section 404) / Map 68 / Lot 06 / DOR: 08/19/2024 / *Possible Consideration*

The Commission and applicant discussed the application.

Motion: To approve application #2024-0259 / Frischling (Johannesen) / 42 Slater Road / Site Plan Application for Site Development Activities in the Lake Protection Overlay District (Section 404) / Map 68 / Lot 06 / DOR: 08/19/2024 /

Made by Whalen, seconded by Cockerline

Vote: 5-0-0

Other Business

13. Enforcement Updates

- a. 253 Indian Mountain Road
- b. 144 Salmon Kill Road
- c. 263 Millerton Road
- d. 349 Main Street
- e. 16 Woodland Drive
- f. 24 Woodland Drive

LUD Conroy provided updates for the Commission regarding the enforcement status of each property.

Adjournment

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Motion: To Adjourn the meeting at 7:26pm

Made by Cockerline, seconded by Whalen

Vote: 5-0-0

Respectfully Submitted,

Miles Todaro

Land Use Technical Specialist