

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

September 3, 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 at 6:30pm. Chair Klemens, Vice Chair Shyer, Secretary Whalen, Regular Member Cockerline, and Regular Member Riva 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 July 29, 2024

Motion: To approve the minutes of July 29, 2024

Made by Riva, seconded by Whalen

Vote: 5-0-0

4. Minutes of August 5, 2024

The Commission deliberated changes to the minutes.

Motion: To approve the minutes of August 5, 2024 as amended

Made by Whalen, seconded by Riva

Vote: 4-0-1

Vice Chair Shyer abstained from voting as she was not present for the entire August 5, 2024 meeting.

5. Minutes of August 19, 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.

New Business

7. #2024-0261 / Suarez / 102 South Shore Road / Site Plan application for Site Development Activities and Single Family Residence in the Lake Protection Overlay District (Section 404) Subject to a First Cut / Map 60 / Lot 07 / DOR: 09/03/2024 /

The Commission discussed the application.

Motion: To approve application #2024-0261 / Suarez / 102 South Shore Road / Site Plan application for Site Development Activities and Single Family Residence in the Lake Protection Overlay District (Section 404) Subject to a First Cut / Map 60 / Lot 07 / DOR: 09/03/2024 / with the following conditions:

1. The applicant shall file an affidavit adopting the affidavit previously prepared by Attorney Riiska as their own.
2. A Mylar showing the lot split shall be filed with the Town Clerk.
3. A performance and erosion control bond shall be posted for an amount suitable for the project.

Made by Cockerline, seconded by Riva

Vote: 5-0-0

Public Hearing - 6:45PM

8. #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 / *Open Hearing*

Secretary Whalen read the public hearing notice, opening the hearing at 6:48pm. At 7:07pm a motion for continuance was made.

Motion: To continue the public hearing to September 16, 2024 at 6:45pm via Zoom.

Made by Cockerline, seconded by Riva

Vote: 5-0-0

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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 / *Open Hearing*

Secretary Whalen read the public hearing notice, opening the hearing at 7:08pm.
At 9:28pm a motion for continuance was made.

Motion: To continue the public hearing to September 17, 2024 at 6:00pm via Zoom.
Made by Cockerline, seconded by Riva
Vote: 5-0-0

Other Business

10. Preapplication Discussion: 280 Between the Lakes Road (Great Falls Construction LLC - Robert Stair)

The Commission discussed the project with the applicant.

11. Plan of Conservation and Development (POCD) Discussion

The POCD discussion was tabled.

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
- f. 24 Woodland Drive

The discussion of enforcement updates was tabled.

Adjournment

Motion: To adjourn the meeting at 10:03pm.
Made by Cockerline, seconded by Shyer
Vote: 5-0-0

Respectfully Submitted,

Miles Todaro
Land Use Technical Specialist