

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

MONDAY SEPTEMBER 16, 2024 – 6:30 PM

Remote Meeting by Live Internet Video Stream and Telephone

Members Present:

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

Members Absent:

Martin Whalen (Secretary)

Staff Present:

Miles Todaro (Land Use Technical Specialist)

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, Regular Member Cockerline, and Regular Member Riva were present. Alternate Members Schiffer and Wells were also present. Alternate Member Wells was seated to vote.

2. Approval of Agenda

Motion: To approve the agenda.

Made by Cockerline, seconded by Riva

Vote: 5-0-0

3. Minutes of August 19, 2024

The Commission deliberated changes to the minutes.

Motion: To approve the minutes of August 19, 2024

Made by Shyer, seconded by Cockerline

Vote: 3-0-2

Regular Member Riva and Alternate Member Wells abstained from voting since they did not attend the meeting of August 19, 2024.

4. Minutes of September 3, 2024 - pending

Public Comment

5. 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

Member of the public Bruce Palmer joined the meeting to make a comment, which the Commission discussed.

New Business

6. #2024-0263 / Sternlof (Bodwell Engineering and Surveying) / White Hollow Road / Two-Lot Subdivision / Map 03 / Lot 26 / DOR: 09/16/2024 / Reception

The Commission discussed the application with applicant Keith Bodwell. The application was tabled pending more information.

Public Hearing - 6:45 PM

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 / DOH: 09/03/2024
Continue Hearing, Possible Consideration

The public hearing continued at 6:48pm. A motion to close the hearing was made at 6:57pm.

Motion: To close the public hearing.
Made by Cockerline, seconded by Shyer
Vote: 5-0-0

Motion: To approve application #2024-0255 / McCord (Michael Trapp Inc) / 514 Wells Hill Road / Special Permit Application for an Accessory Apartment (Section 208) / with the condition that the remediation of the "Greenberg property" (MBL 07-17-2) proceed as described in the letter by "Michael Trapp, Inc." dated September 10, 2024.
Made by Cockerline, seconded by Riva
Vote: 5-0-0

8. #2024-0260 / Brazzale (Grickis) / 17 Railroad Street / Contractor Equipment Storage / Map 54 / Lot 58 / DOR: 08/19/2024 / *Open Hearing, Possible Consideration*

Vice Chair Shyer recused herself from this application. Chair Klemens read the public hearing notice to open the hearing at 7:02pm. A motion to close the hearing was made at 7:21pm.

Motion: To close the public hearing.
Made by Wells, seconded by Riva
Vote: 4-0-0

Motion: To approve application #2024-0260 / Brazzale (Grickis) / 17 Railroad Street / Contractor Equipment Storage - Specifically to amend existing special permit #2022-0174 to reflect modified building location per As-Built survey for safety reasons.

Other Business

9. Update Regarding the Public Engagement Meeting for Plan of Conservation and Development (POCD) September 30, 2024 (6:30-8:30 PM)

Chair Klemens and LUTS Todaro provided an update for the Commission.

Adjournment

Motion: To adjourn the meeting at 7:30pm.
Made by Cockerline, seconded by Riva
Vote: 5-0-0