

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

September 3rd, 2024 6:30PM

Remote Meeting by Live Internet Video Stream and Telephone

1 **Members Present:**

2 Dr. Michael Klemens (Chair)

3 Cathy Shyer (Vice Chair)

4 Martin Whalen (Secretary)

5 Allen Cockerline (Regular Member)

6 Bob Riva (Regular Member)

7 Dr. Danella Schiffer (Alternate Member)

8 Beth Wells (Alternate Member)

9

10 **Brief Items and Announcements**

11 1. Call to Order / Establish Quorum

12 Chair Klemens called the Meeting to order at 6:30PM. A quorum was established with five regular
13 members present and seated to vote (Dr. Michael Klemens, Cathy Shyer, Martin Whalen, Bob Riva, Allen
14 Cockerline). Alternate Members Dr. Danella Schiffer and Beth Wells were also present.

15

16 2. Approval of Agenda

17

18 **Motion:** To approve the agenda.

19 Made by Cockerline, seconded by Riva.

20 Vote: 5-0-0 in favor.

21

22 3. Minutes of July 29, 2024

23

24 The Commission did not have comments or questions regarding the Minutes of July 29, 2024.

25

26 **Motion:** To approve minutes of July 29, 2024.

27 Made by Riva, seconded by Whalen.

28 Vote: 5-0-0 in favor.

29

30 4. Minutes of August 5, 2024

31

32 Vice Chair Shyer left the August 5, 2024 Meeting early and abstained from voting. The Commission
33 deliberated changes to the minutes of August 5, 2024.

34

35 **Motion:** To approve minutes of August 5, 2024 as amended.

36 Made by Whalen, seconded by Riva.

37 Vote: 4-0-1 in favor, with Vice Chair Shyer abstaining.

38

39 5. Minutes of August 19, 2024 - *pending*

40

41 **Public Comment**

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

44

45 There was no public comment.

46

Members Absent:

Staff Present

Abby Conroy, Land Use Director (LUD)

Miles Todaro, Land Use Technical Specialist (LUTS)

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47 **New Business**

48 7. #2024-0261 / Suarez / 102 South Shore Road / Site Plan application for Site Development Activities
49 and Single Family Residence in the Lake Protection Overlay District (Section 404) Subject to a First Cut /
50 Map 60 / Lot 07 / DOR: 09/03/2024 /

51

52 LUD Conroy explained the property owner's affidavit was recently reviewed to determine whether the
53 property was eligible for a first cut. She also explained the proposed first cut would create an accessory
54 structure without principal use. However, Torrington Area Health District (TAHD) requires the lot be
55 approved before they can approve a new septic system. Chair Klemens suggested approving the
56 application contingent on filing a Mylar of the new subdivision and posting a bond to ensure necessary
57 work is completed. LUD Conroy explained the property owner submitted a simplified Site Plan that
58 eliminated previous inconsistencies with two pieces of proposed property, "Area A" and "Area B." The
59 plan included zoning compliance tables for each area. LUD Conroy added that an Erosion Control Plan
60 and Septic Design were also provided. There were no comments or questions, all Commission members
61 wished to take action on this application.

62

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

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

70 Made by Cockerline, seconded by Riva.

71 Vote: 5-0-0 in favor.

72

73 **Public Hearing - 6:45PM**

74 8. #2024-0255 / McCord (Michael Trapp Inc) / 514 Wells Hill Road / Special Permit Application for an
75 Accessory Apartment (Section 208) / Map 30 / Lot 04 / DOR: 08/05/2024 / *Open Hearing*

76

77 The public hearing opened at 6:48PM. Secretary Whalen read the legal notice. Alyssa Fournier and
78 Michael Trapp joined the meeting to represent the application. Ms. Fournier explained a small accessory
79 apartment is proposed above a garage. She said the structure will be a carriage style barn located in the
80 center of the property. The accessory apartment is proposed as a studio with an open floor plan kitchen,
81 living space, and one bathroom. The first floor will be an open garage space with storage.

82

83 Chair Klemens asked if approval was received from TAHD. Ms. Fournier replied preliminary approval was
84 provided. Ms. Fournier explained the driveway has a curb cut permit and adheres to all grade restrictions
85 within the Zoning Regulations. She also explained the property owner will abandon the portion of the
86 driveway that encroaches across an abutting property to serve 510 & 512 Wells Hill Road. Commissioner
87 Cockerline asked if the encroaching buried utilities along the driveway will be disconnected. Ms. Fournier
88 replied verbal permission was provided from the abutting property owner, but the utilities and
89 encroachment can be discussed as a separate concern.

90

91 LUD Conroy added that correspondence was received from the abutting property owner confirming they
92 did not realize an encroachment issue was present. They explained temporary permission was granted

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93 for access during construction but no permanent improvements were authorized. Commissioner
94 Cockerline explained he is not comfortable approving this application without written permission from
95 the abutting property owners. Chair Klemens opened the floor to the public for comments and
96 questions.

97
98 Member of the public Margaret Monaco joined the meeting and asked what the intended use of the
99 accessory apartment will be. Ms. Fournier replied the apartment will be used for guests and potentially a
100 caretaker in the future. She explained the apartment would not be rented or used as a short-term rental.
101 Chair Klemens added that the Commission cannot condition accessory apartment permits on them not
102 being rented or used as a short-term rental.

103
104 There were no further comments or questions from the public or Commission. Chair Klemens
105 recommended leaving the public hearing open to allow the abutting property owners to provide
106 comment. All Commission members agreed. LUD Conroy suggested that the applicant provide a
107 narrative of how they plan to formally abandon the driveway and buried utilities. LUD Conroy asked the
108 Commission if they felt the narrative should be completed and the property brought into compliance
109 before further permits are issued for this application. All Commission members agreed.

110
111 **Motion:** To continue the public hearing on September 16, 2024 at 6:45PM via Zoom.

112 Made by Cockerline, seconded by Riva.

113 Vote: 5-0-0 in favor.

114
115 9. #2024-0257 / Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC) / 104 & 106 Sharon Road & 53
116 Wells Hill Road / Special Permit for Hotel (Section 213.5) / Map 47/ Lot 2 & 2-1 / DOR: 08/05/2024 /
117 *Open Hearing*

118
119 The public hearing opened at 7:07PM. Secretary Whalen read the legal notice. Landscape Architect Mark
120 Arigoni of SLR Consulting joined the meeting to represent the application. Civil Engineer Todd Ritchie of
121 SLR Consulting, Land Use Attorney Joshua Mackey, and Development Team Project Partners Steven
122 Cohen and Jonathan Marrale were also present to address additional comments and questions.
123 Landscape Architect Arigoni presented a PowerPoint presentation of application materials.

124
125 Landscape Architect Arigoni explained the application involved two parcels. The first is a 2.3-acre
126 residential property at 53 Wells Hill Road owned by Serena Granbery, with three existing structures on
127 site. The second is a 11.3-acre property at 104+106 Sharon Road owned by Wake Robin LLC, which is
128 where the current Wake Robin Inn is located. An existing driveway runs through the site from Sharon
129 Road across to Wells Hill Road. Landscape Architect Arigoni also mentioned a lease area on the property
130 for a monopole AT&T cell tower which is not part of the application.

131
132 Landscape Architect Arigoni said Mapos Design and Architecture Studio has led the building design and
133 Site Plans. SLR Consulting handled the civil, traffic, landscape architecture, wetlands, and environmental
134 concerns. EDM Studio handled Code Compliance. Kuegler Associates assisted with Mechanical and
135 Electrical Engineering. Arthur Howland & Associates performed the A2 Survey for this application. Joshua
136 Mackey of Mackey, Butts, & Whalen LLC functioned as the Land Use Attorney.

137
138 Mr. Cohen joined the presentation and explained he and Jonathan Marrale collaborated with Wake

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139 Robin LLC to restore the property back to its roots with a full resort offering various amenities. The
140 development plan included expansion of the Inn to a Hotel with seventy-one rooms, an Event Barn for
141 local gatherings and weddings, spa, outdoor pool, and various food and beverage outlets.
142 Architect Arigoni described the current existing primary structures, conditions, functions of the Wake
143 Robin Inn. He explained the applicant is also currently in front of the Inland Wetlands & Watercourses
144 Commission (IWWC). Landscape Architect Arigoni presented architectural themes, including twelve
145 cottages and cabins that will be elevated on piers to avoid building foundations. He added the existing
146 Inn structure will be restored and expanded, with a reimagination of the Inn's historic contexts. The
147 current driveway will be reconstructed to a twenty-two-foot-wide road to allow for safe two-way travel
148 off to the main entrance off Sharon Road. The existing access off Wells Hill Road will be gated and only
149 used for emergency vehicle access.

150
151 Landscape Architect Arigoni explained the applicant's formal response to the Town consulting engineer's
152 review as in process as they are still in coordination with IWWC, Aquarion, and Water Pollution Control
153 Authority (WPCA). He explained documentation was submitted to Connecticut Department of Energy &
154 Environmental Protection (DEEP) and the Natural Diversity Database, but have not received a response.
155 Landscape Architect Arigoni added the team is in coordination with Connecticut Department of
156 Transportation (DOT) for sightline improvements to the access driveway off Sharon Road.

157
158 Landscape Architect Arigoni presented a summary of parking data. One-hundred sixty parking spaces are
159 proposed, including one-hundred twenty-one formal parking spaces, eight handicapped spaces, and
160 thirty-nine unpaved parking spaces. Landscape Architect Arigoni discussed a traffic study and parking
161 analysis.

162
163 Chair Klemens asked if Radio Frequency (RF) from the AT&T Cell Tower posed concerns for public health
164 and safety specially to those working or staying at the hotel. Landscape Architect Arigoni replied the RF
165 Data Analysis document would be added to the record.

166
167 Vice Chair Shyer asked if Wake Robin LLC owns the existing driveway access onto Wells Hill Road without
168 the additional unowned property on 53 Wells Hills Road. Landscape Architect Arigoni replied he is
169 unsure and must confirm with the applicant. Vice Chair Shyer asked for the capacity of the poolside bar
170 and whether food will be served at the establishment. Mr. Cohen replied the poolside bar will not be
171 open to the public and will include cocktails, soft drinks and minimal food options.

172
173 Commissioner Cockerline asked if the Inn was previously abandoned and utilized as residential property
174 in the past. LUD Conroy replied this application is not a change of use, but it does incorporate additional
175 property. Commissioner Cockerline asked what measures will be taken for to control noise generated by
176 events and weddings hosted at the Event Barn. Mr. Marrale replied outdoor events must move indoors
177 by 9:00PM. He added that a vestibule with high sound-rated doors will be installed, with security located
178 at the entrance to ensure the doors remain closed. Chair Klemens advised the Commission could request
179 that additional protective measures be installed as part of the special permit process.

180
181 Commissioner Riva asked for the capacity of the event barn, Mr. Marrale replied one-hundred fifty to
182 one-hundred seventy-five seated people. Commissioner Riva mentioned the limited parking spaces
183 blend well with the property and anticipated it will limit larger events on site.

184

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185 Alternate Member Wells complimented the plan's architecture and inclusion of natural landscapes. She
186 asked if trees will be planted to replace mature trees that are removed during construction. Landscape
187 Architect Arigoni presented a landscaping plan and explained the intent is to retain as many existing
188 trees as possible. He added a significant planting plan is proposed after construction. Tree clearing will
189 occur in front of the event barn, parking lot areas, and stormwater quality basin. Alternate Member
190 Wells reiterated concern for noise containment and reduction.

191
192 Alternate Member Schiffer asked where the access gate to Wells Hill Road will be installed. She also
193 asked who will have access to the gate and what constitutes an emergency that requires vehicle access.
194 Landscape Architect Arigoni replied the gate will be located on the property right of way, and the
195 driveway would be utilized exclusively for situations that require Town emergency vehicles. He added
196 that details of the gate, lock, and key access are still being discussed. Alternate Member Schiffer asked if
197 the road will be plowed in the winter. Landscape Architect Arigoni replied they will ensure the driveway
198 is minimally maintained for emergency access only. Alternate Member Schiffer asked if maintenance
199 vehicles will have access to the gate. Landscape Architect Arigoni replied no. Chair Klemens asked if
200 deliveries and additional services will have access to the gate. Landscape Architect Arigoni replied no.

201
202 Chair Klemens opened the floor to the public for comments and questions.

203
204 Members of the public Paul and Elaine Watson joined the Meeting and mentioned they own an abutting
205 property at 126 Sharon Road. Ms. Watson explained the abutting area includes a cliff where water runs
206 down into a gully, crossing their property. She expressed concern with proposed impervious surface and
207 tree removal that may escalate runoff during rainfall from the Wake Robin property. Ms. Watson
208 expressed concern for safety and lack of fencing proposed along the abutting property line. She also
209 mentioned a concern regarding sightline improvements at the Sharon Road entrance and asked if that
210 will affect their property. Mr. Watson expressed concern with noise pollution and disturbance of natural
211 sounds he currently enjoys in his backyard. He had additional concern regarding light pollution emitting
212 from proposed structures, traffic issues, and extreme precipitation events that could affect drainage
213 nearby. Mr. Watson asked about the right-of-way easement between their properties. Landscape
214 Architect Arigoni replied the right-of-way will remain in place. Chair Klemens asked if the applicant has
215 access to the right-of-way. Landscape Architect Arigoni explained that the applicant owns the property
216 involved, but the easement will remain as is.

217
218 Member of the Public David Kamp, the owner of 40 Wells Hill Road believed 53 Wells Hill Road being
219 converted from a residential property is a significant change of use. Mr. Kamp asked what measures will
220 be taken to mitigate the visual and noise issues created by the pool, spa and bar, and restored building.
221 He asked if fencing would be installed along Wells Hill Road to ensure visibility and noise reduction.
222 Landscape Architect Arigoni confirmed the pool and poolhouse will be located on 53 Wells Hill Road
223 property, but the gym and spa will be on the Wake Robin LLC property. He explained the parking lot
224 along Wells Hill Road is within the property limit, and a buffer area will be maintained with plantings.
225 Landscape Architect Arigoni noted a retaining wall will be installed on the poolside portion of the parking
226 lot. The retaining wall has a decorative stone veneer appearance, with a guardrail and fence on top, and
227 landscaping between the base of the wall and the property's edge. Landscape Architect Arigoni
228 mentioned the parking area behind the spa, and said another retaining wall is proposed with parking set
229 down below the elevation of Wells Hill Road to allow for the parking lot to be hidden behind the wall
230 with landscaping in between the property line. Chair Klemens asked what Zone each of the properties

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231 are in, Landscape Architect Arigoni replied RR1, Rural Residential. Chair Klemens asked if the proposed
232 application is permitted within the RR1 Zone, Architect Arigoni replied yes.
233 Member of the Public Angela Cruger, owner of 86 Wells Hill Road said the Wake Robin Inn was used as a
234 girl's school in 1898 and was converted to an Inn in the early 20th century. She received notice of this
235 application on August 27th and expressed frustration by the lack of time provided for the public to
236 review and process the application. Ms. Cruger explained the project narrative included that the bar and
237 food services on site will be open until 2:00AM and asked for confirmation of this comment. Mr. Marrale
238 confirmed the time is related to indoor food and beverage services for events. Ms. Cruger mentioned
239 the restaurant and lounge hours are proposed until 11:00PM, and asked if patrons will be moved indoors
240 at the 9:00PM curfew. Mr. Marrale replied that the restaurant and lounge are located within the main
241 Inn structure, and the poolside bar is planned to close at sundown. Ms. Cruger reiterated additional
242 concerns regarding the environment, wildlife conservation, habitat disruption, noise control and light
243 pollution. Ms. Cruger asked if their counsel, Attorney Perley Grimes of Cramer & Anderson Firm could
244 join the Meeting to provide commentary. Chair Klemens replied yes.
245

246 Member of the Public Glenn Kalison joined the Meeting and explained he will speak on behalf of his
247 parents who own an abutting property, 3 Wells Hill Road. Mr. Kalison asked for clarification why the
248 proposed application was permitted in the RR1 Zone, as he believed this Zone is not intended for
249 commercial use. Mr. Kalison reiterated concern with light pollution, environmental impact, and noise
250 control, and explained they are able to hear events hosted at the Inn regardless of closed doors. He
251 recommended a traffic study be completed on Wells Hill Road due to a nearby blind corner and
252 excessive vehicle speed, despite the driveway being used for emergency vehicle access only. Mr. Kalison
253 explained the neighborhood is a quiet residential area and believed a commercial business including a
254 bar, pool and spa, would not fit within the RR1 Zone. Mr. Kalison asked how long construction is
255 anticipated to occur, and asked how traffic will be handled during that phase of the project.
256

257 Member of the public Greg Wilmore joined the meeting and reiterated all concerns expressed by
258 previous members of the public. He mentioned a bald eagle nest is present on a nearby abutting
259 property and expressed further concern regarding significant wildlife activity near Wells Hill Road. Mr.
260 Wilmore disagreed with Commissioner Riva's previous comment about the parking lot installation being
261 a conservative effort.
262

263 Members of the public Thaddeus and Alison Gray property owners of 117 Wells Hill Road joined the
264 meeting. Mr. Gray reiterated previous concern regarding noise pollution, and asked if the applicant is
265 willing to limit the number of events hosted on a per-year or per-monthly basis. Mr. Gray asked if the
266 applicant anticipated most events will be held past 11:00PM. He expressed skepticism that construction
267 vehicles will use the Sharon Road entrance exclusively due to the convenient location of the Wells Hill
268 Road entrance.
269

270 Chair Klemens advised the applicant to acknowledge and respond to all questions and concerns in
271 writing in preparation for the continued public hearing.
272

273 Member of the public Darryl Peck joined the meeting and reiterated previous concerns regarding noise
274 pollution and the use in the RR1 Zone. He believed the proposal is the largest commercial development
275 proposed in Town. Mr. Peck asked how employee parking will be accommodated alongside guest
276 parking. He expressed concern that increased egress onto Sharon Road will be a significant danger

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277 despite sightline improvements. Mr. Peck requested additional information be shared about the
278 applicant's experience with investors, construction in rural areas and the local community.
279 Member of the Public Joe Costa property owner of 120 Wells Hill Road reiterated all concerns expressed
280 by previous members of the public. He expressed concern about bar and alcohol service, and asked how
281 drivers under the influence will be addressed. Mr. Costa asked if the applicant has addressed additional
282 enforcement and questioned whether the Town will need to invest in additional police forces in the
283 immediate area. Mr. Costa asked if a tax budget should be created for the Town to pursue additional
284 enforcement.

285

286 Chair Klemens called a 5-minute recess at 8:33PM. The Meeting continued at 8:39PM.

287

288 Member of the public John Moller property owner of 34 Wells Hill Road believed the proposed plan is
289 expansive and a dissimilar layout compared to the previous Wake Robin Inn. Mr. Moller explained he
290 does not want a parking lot constructed near their property regardless of retaining walls or landscaping
291 in place. He asked for clarification of current Zoning Regulations involved in this application. Chair
292 Klemens replied two hotels in Town, Wake Robin Inn and Interlaken Inn, are pre-existing non-
293 conforming uses in residential areas. LUD Conroy added the pressure of AirBnB installations in
294 residential neighborhoods contributed the change in Zoning Regulations. The White Hart Inn, also
295 located in Town, exists in a Commercial Zone but carries out activities accessory to hotel rooms so the
296 definitions were modified to clarify that restaurants are an accessory to hotel use. Mr. Muller asked the
297 applicant to explain why a traffic analysis was completed for the gated Wells Hill Road driveway if it is
298 not intended for routine driveway use.

299

300 Member of the public Elyse Nelson owner of 120 Wells Hill Road asked if the proposed gym and spa will
301 be open to the public. Mr. Marrale replied yes. Ms. Nelson believed significant traffic and excessive use
302 of the parking lot near Wells Hill Road would occur. She mentioned the proposal was introduced as a
303 rehabilitation and revitalization effort, and believed the project is being misrepresented. Ms. Nelson
304 interpreted this application as an expansion that is not a proper representation of the local community
305 and residents.

306

307 Members of the public Judy and Leo Gafney property owners of 147 Wells Hill Road joined the meeting.
308 Ms. Gafney asked if nearby sewer systems are able to accommodate intense demand from the proposed
309 project. She asked for standing capacity to be included for the event barn in addition to the seating
310 capacity.

311

312 Perley Grimes, an Attorney with Cramer & Anderson representing Bill and Angela Cruger explained
313 Connecticut General Statute 8 - 7D allowed for a sixty-five-day extension to the application. He
314 suggested that the applicant commit to extending the close of hearing beyond thirty-five days to sixty-
315 five days. A larger window of time would allow the public to review application materials to ensure that
316 the applicant has addressed all concerns, including traffic, noise, environmental, size, and non-
317 conforming status. Attorney Grimes stated it is not fundamentally fair for the applicant to compose a
318 proposal over the span of a year and anticipate a complete examination from the Commission and public
319 during a thirty-five-day period. Chair Klemens said he is unsure if an extension can be requested at this
320 time, but mentioned it likely will occur at the end of the thirty-five-day period due to the substantial
321 public interest.

322

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323 Chair Klemens asked the applicant to conduct a Tree Preservation Plan, Noise Mitigation Plan, and
324 Lighting Plan. The applicant must return with additional responses regarding the parking lot and possible
325 relocation of facilities near Wells Hills Road, sewage system capacity, rainwater management, and
326 minimizing the number of cottages constructed. Chair Klemens asked the Commission if they were
327 comfortable investing in an outside traffic parking consultant, Vice Chair Shyer replied the community
328 would appreciate an independent review. Landscape Architect Arigoni stated their team planned to
329 respond to the third-party review and all concerns from members of the public in a written document.
330 They will also submit a revised set of plans. Chair Klemens suggested scheduling a Special Meeting at
331 6:00PM on Tuesday September 17th, 2024 in order to dedicate additional time for the public hearing, all
332 Commission members agreed.

333
334 **Motion:** To continue the public hearing to September 17th, 2024 at 6:00PM via Zoom.
335 Made by Cockerline, seconded by Riva.
336 Vote: 5-0-0 in favor.

337
338 **Other Business**

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

340
341 Engineer Todd Parsons and Robert Stair joined the meeting to represent the preapplication. Chair
342 Klemens asked if the applicant established legal standing. Engineer Parsons replied no, the applicant is
343 awaiting a response from Attorney Michael Citrin. Chair Klemens explained the Commission is an
344 independent entity and legal standing must be established prior to scheduling a public hearing. Engineer
345 Parsons explained the IWWC requested the applicant come forward to the Commission on an informal
346 basis. LUD Conroy explained the application has not been referred to Town consulting engineer Tom
347 Grimaldi, and has come to the Commission to discuss moving a portion of Between the Lakes Road. Chair
348 Klemens stated the applicant may proceed with a presentation but the Commission will not take action.

349
350 Engineer Parsons explained the property owner owns a 4.4-acre property on Between the Lakes Road,
351 and recently acquired another 2.3-acre parcel. He said the proposed plan involved realignment of
352 Between the Lakes Road approximately fifty feet further away from Washing Lake. Engineer Parsons
353 added construction of a stormwater system is proposed with a swale on the uphill and downhill side of
354 the road for runoff collection. Consent was acquired from nearby property owners. Engineer Parsons
355 asked the Commission if a joint application is preferred instead of applying to the Planning & Zoning
356 Commission after obtaining IWWC approval. LUD Conroy said the project has multiple layers and due to
357 resubdivision and could benefit from a simultaneous application. The Commission discussed the options
358 of working jointly with the IWWC.

359
360 11. Plan of Conservation and Development (POCD) Discussion

361
362 Chair Klemens stated the POCD discussion will be rescheduled to a future Meeting.

363
364 12. Enforcement Updates

- 365 a. 253 Indian Mountain Road
- 366 b. 144 Salmon Kill Road
- 367 c. 263 Millerton Road
- 368 d. 349 Main Street

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369 e. 16 Woodland Drive

370 f. 24 Woodland Drive

371 Chair Klemens stated Enforcement Updates discussion will be rescheduled to a future Meeting.

372

373 **Adjournment**

374

375 **Motion:** To adjourn the Meeting at 10:03PM.

376 Made by Cockerline, seconded by Shyer.

377 Vote: 5-0-0 in favor.

378

379

380

381 Respectfully Submitted,

382 Erika Spino

383 Secretary of Minutes