

SALISBURY PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY OCTOBER 7, 2024 – 6:30 PM
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)
Beth Wells (Alternate Member)
Dr. Danella Schiffer (Alternate Member)

Staff Present:

Abby Conroy (Land Use Director)

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.

2. Approval of Agenda

Chair Klemens asked that the Minutes of September 3, 2024 be tabled.

Motion: To approve the agenda as amended.

Made by Cockerline, seconded by Whalen.

Vote: 5-0-0 in favor

3. Minutes of September 3, 2024

The minutes were tabled.

4. Minutes of September 16, 2024 – pending

5. Minutes of September 17, 2024 – pending

6. Minutes of September 30, 2024 – pending

Public Comment

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7. 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. Alternate Member Wells joined the meeting at 6:33PM.

8. #2024-0264 / 280 BTLR, LLC (Great Falls Construction) / 280 Between the Lakes Road and 300 Between the Lakes Road / Site plan application for a Single-Family Residential Construction and Associated Site Development in the Lake Protection Overlay District (Section 404) on lot 280 and a driveway passing through lot 300 / Map 67 / Lot 07 and 07-02 / DOR: 10/07/2024 / *Reception*

Engineer Todd Parsons provided an overview of the application.

9. #2024-0265 / The Hotchkiss School / 33 Lime Rock Road / Site Plan Application for the Conversion of an Existing Residence to Two Residences for Faculty Housing / Map 02 / Lot 58 / DOR: 10/07/2024 / *Reception and possible consideration*

Regular Member Cockerline recused himself from this application. LUD Conroy provided an overview of the application for the Commission. The Commission concluded that LUD Conroy and Chair Klemens can handle the application administratively.

10. #2024-0??? / Peter Stefanopoulos / ??? / Site Plan Application / Map ? / Lot ? / DOR: 10/07/2024 / *Reception and consideration of completeness*

Chair Klemens explained that this application was missing a lot of essential information.

Motion: To deny application #2024-0??? By Peter Stefanopoulos for being incomplete.

Made by Whalen, seconded by Riva

Vote: 5-0-0 in favor

Pending Business

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11. #2024-0263 / Sternlof (Bodwell Engineering and Surveying) / White Hollow Road /
Two-Lot Subdivision / Map 03 / Lot 26 / DOR: 09/16/2024 / *Possible Consideration*

Engineer Bodwell presented the updated materials on the application. The Commission discussed the application and explained that they won't be able to act on it until the Council of Governments responds to the referral that was sent to them.

Other Business

12. Discussion of Draft Plan of Conservation and Development (POCD) / *Possible Recommendation for Referral*

The Commission discussed the most recent draft POCD with the revisions made based on public comments received at the POCD meeting held September 30, 2024. Alternate Member Schiffer joined the meeting at 8:45PM.

Motion: To accept this POCD and to refer it, with these changes and recommendations, to the Board of Selectmen and the Council of Governments.

Made by Riva, seconded by Cockerline

Vote: 5-0-0

Adjournment

Motion: To adjourn the meeting at 9:34PM

Made by Cockerline, seconded by Whalen

Vote: 5-0-0