

SALISBURY PLANNING AND ZONING COMMISSION

SPECIAL MEETING MINUTES

December 17th, 2024 5:00PM

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)

Members Absent:
Beth Wells (Alternate Member)

Staff Present:
Abby Conroy, Land Use Direction (LUD)
Miles Todaro, Land Use Technical Specialist (LUTS)

8
9 **Brief Items and Announcements**

10 1. Call to Order / Establish Quorum
11 Chair Klemens called the meeting to order at 5:00PM. A quorum was established with five regular
12 members present (Dr. Michael Klemens, Cathy Shyer, Martin Whalen, Allen Cockerline, Bob Riva).
13 Alternate Member Dr. Danella Schiffer was also present.
14

15 **Pending Business**

16 2. 2024 Draft Plan of Conservation and Development (POCD) / *Possible Action*

17
18 Discussion for approval for the draft POCD continued. Commissioner Cockerline suggested including
19 potential community septic as an alternative for the Pope Property. The Commission accepted this
20 suggestion.
21

22 The Commission discussed and incorporated suggestions made through public comment regarding use
23 of the Town website for ordinances, Regulations, and explanation of the Town’s Boards and
24 Commissions.
25

26 The Commission discussed a suggestion by member of the public John Harney to encourage respectful
27 dialogue among various entities.
28

29 The Commission discussed verbiage inserted to reflect continued cooperation with the Town sewer
30 system in Lakeville and Salisbury. The Commission renewed commitment to recommending a sewer
31 system encircling Lake Wononscopomuc.
32

33 LUD Conroy presented a draft resolution regarding the 2024 POCD for the Commission to review.
34

35 **Motion:** To adopt the resolution:

36 **RESOLUTION OF THE TOWN OF SALISBURY PLANNING AND ZONING**
37 **COMMISSION REGARDING THE 2024 PLAN OF CONSERVATION AND**
38 **DEVELOPMENT**

39 WHEREAS, Connecticut General Statutes Section 8-23 requires that every ten years, the Planning
40 and Zoning Commission (PZC) shall prepare or amend and adopt a municipal plan of conservation
41 and development (POCD);
42

43 WHEREAS, in preparing such plan, the PZC considered the factors outlined in Section 8-23(d);
44

45 WHEREAS, such plan has addressed the objectives outlined in Section 8-23(e)(1), (f), and (g) as
46 appropriate;
47

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48 WHEREAS, the PZC reviewed and amended the draft POCD in accordance with Section 8-23
49 (h)(1) subsequently soliciting written public comments between September 1 and September 30,
50 2024.

51
52 WHEREAS, the PZC held a public engagement meeting on September 30, 2024 to solicit further
53 comments and suggestions from the public on the draft POCD;

54
55 WHEREAS, on October 7, 2024 the PZC integrated public comments into the draft POCD for
56 referral in accordance with Section 8-23(h)(2);

57
58 WHEREAS, the PZC referred the amended draft POCD to the Board of Selectmen (BOS) and the
59 Northwest Hills Council of Governments (regional council of government) on October 10, 2024,
60 at least sixty-five days prior to the public hearing on adoption.

61
62 WHEREAS, on October 10, 2024, at least thirty-five days prior to the public hearing on adoption,
63 the PZC posted the draft POCD on the municipal website in accordance with Section 8-23(h)(3);

64
65 WHEREAS, On October 15, 2024 at least thirty-five days prior to the public hearing on adoption,
66 the PZC filed in the office of the Town Clerk a copy of such draft POCD or part thereof or
67 amendment thereto in accordance with Section 8-23(h)(4);

68
69 WHEREAS, on October 21, 2024 the Northwest Hills Council of Governments submitted an
70 advisory report along with its comments to the PZC finding no apparent conflict with regional
71 plans or policies or the concerns of adjacent towns;

72
73 WHEREAS, at the October 24, 2024 special meeting of the BOS, the Chair of the PZC engaged
74 with the Selectmen for several hours to:

- 75
76 a. explain the process and rationale for the creation of the POCD, and
77
78 b. solicit and record their comments, page by page, on all aspects of the draft POCD;

79
80 WHEREAS, on November 4, 2024 after having reviewed the recording of the October 24 BOS
81 meeting, the PZC met and discussed the comments and suggestions of the BOS. The Commission
82 annotated the draft POCD in response to the BOS comments and suggestions.

83
84 WHEREAS, the November 14, 2024 edition of the Lakeville Journal announced the reopening of
85 the public commentary period on the draft POCD stating that the PZC “will accept written
86 comments until the public hearing, which is scheduled for December 16.”

87
88 WHEREAS, in accordance with Section 8-23(h)(6) the PZC caused to be published the notice of
89 the December 16, 2024 public hearing in a newspaper having a general circulation in the
90 municipality, at least twice at intervals of not less than two days, the first not more than fifteen
91 days, or less than ten days, and the last not less than two days prior to the date of each such
92 hearing, notice of the time and place of any such public hearing.

93
94 WHEREAS, in accordance with Section 8-7d, the PZC provided electronic notice of the hearing
95 on December 9, 2024 to all those members of the public enrolled in the Town’s public notice
96 registry.

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WHEREAS, on December 16, 2024 the PZC held a duly noticed public hearing to solicit public comments on the draft POCD, receiving comments related to: civil public discourse, appreciation of volunteers, access to ordinances, regulations, and commission roles on the Town website, public sewer extension around Lake Wononscopomuc, multimodal use of the Rail Trail, and a foundation-based farm on Long Pond Road.

WHEREAS, the PZC had sufficient information in the record, the public hearing was closed on December 16, 2024.

RESOLVED THEREFORE, the PZC has discharged its statutory obligations under Section 8-23, the PZC votes to adopt the 2024 Salisbury Plan of Conservation and Development titled Sustainable Salisbury effective December 27, 2024.

- Vice Chair Shyer - Aye
- Secretary Whalen - Aye
- Member Cockerline - Aye
- Member Riva - Aye
- Chair Klemens – Aye

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

3. #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 / Hearing Opened 09/03/2024 / *Possible Action*

Chair Klemens stated the application has been withdrawn and requested that no further discussion or speculation to occur. Chair Klemens noted that the meetings scheduled for December 18, 2024 and December 19, 2024 were cancelled.

Motion: To adjourn the meeting at 5:28PM.

Made by Shyer, seconded by Cockerline.

Vote: 5-0-0 in favor.

Respectfully Submitted,

Erika Spino

Secretary of Minutes