

SALISBURY PLANNING AND ZONING COMMISSION

MEETING MINUTES

Monday May 5, 2025 – 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)
Bob Riva (Regular Member)
Allen Cockerline (Regular Member)
Dr. Danella Schiffer (Alternate Member) – *present
but unable to participate*
Beth Wells (Alternate Member)

Members Absent:

Staff Present:

Abby Conroy (Land Use Director)
Miles Todaro (Land Use Technical Specialist)

1 **Brief Items and Announcements**

2 1. Call to Order / Establish Quorum

3 Chair Klemens called the meeting to order at 6:37pm. Five regular members were present (Chair
4 Klemens, Vice Chair Shyer, Secretary Whalen, Regular Member Riva, and Regular Member Cockerline).
5 Alternate Member Wells was also present. Alternate Member Schiffer was also present, but was
6 unable to participate in discussion due to technical issues.

7
8 2. Approval of the Agenda

9
10 **Motion:** To approve the agenda.

11 Made by Cockerline, seconded by Riva.

12 Vote: 5-0-0

13
14 3. Minutes of April 7, 2025

15 The minutes of April 7, 2025 were not available for review and were tabled.

16
17 4. Minutes of April 21, 2025 – *pending*

18
19 5. Public Comment: Public Comment is restricted to items that are neither on the agenda nor the
20 subject of any pending Planning & Zoning Commission application or action and are limited to three
21 minutes per person.

22
23 Member of the public Elise Harney requested that the Commission consider holding their meetings in
24 person.

25
26 **Public Hearing – 6:45 PM**

27 6. #2025-0279 / Sievert and Eliza McCabe / 21 Mount Riga Road / Special Permit for Vertical
28 Expansion of a Nonconforming Residential Structure (Section 503.2) / Map 14 / Lot 17 / DOR:
29 03/17/2025 / OH: 04/21/2025 / *Open Hearing, Possible Consideration*

30 The public hearing opened at 6:48pm. The Commission discussed the application with the applicant.
31 There were no comments from any member of the public. A motion was made to close the hearing at
32 6:54pm.

33 **Motion:** To close the public hearing.
34 Made by Whalen, seconded by Cockerline
35 Vote: 5-0-0

36
37 **Motion:** To approve application #2025-0279 / Sievert and Eliza McCabe / 21 Mount Riga Road / Special
38 Permit for Vertical Expansion of a Nonconforming Residential Structure (Section 503.2) / Map 14 / Lot
39 17 /
40 Made by Shyer, seconded by Riva
41 Vote: 5-0-0

42
43 7. #2025-0280 / Richard and Linda Cantele / 204 Between the Lakes Road / Special Permit for
44 Accessory Structures Located Less than Fifty (50) Feet from a Waterbody or Watercourse (Section
45 305). Minor Modification of Approved Site Plan for Development Activities in the Lake Protection
46 Overlay District (Section 404) / Map 58 / Lot 03 / DOR: 04/07/2025 / *Open Hearing, Possible*
47 *Consideration*

48 The public hearing opened at 6:56pm. The Commission discussed the application with the applicant.
49 There were no comments from any member of the public. A motion was made to close the hearing at
50 7:06pm.

51
52 **Motion:** To close the public hearing.
53 Made by Cockerline, seconded by Riva
54 Vote: 5-0-0

55
56 **Motion:** To approve application #2025-0280 / Richard and Linda Cantele / 204 Between the Lakes Road
57 / Special Permit for Accessory Structures Located Less than Fifty (50) Feet from a Waterbody or
58 Watercourse (Section 305). Minor Modification of Approved Site Plan for Development Activities in the
59 Lake Protection Overlay District (Section 404) / Map 58 / Lot 03 /
60 Made by Shyer, seconded by Riva
61 Vote: 5-0-0

62
63 **New Business**

64 8. #2025-0285 / Deer Friends LLC (Ackerly Brown, LLC - Vail) / 15 Undermountain Road (The White
65 Hart) / Site Plan Application to Temporarily Operate Food and Beverage Service (Sections 207.19) /
66 Map 56 / Lot 33 / DOR: 05/05/2025 / *Possible Consideration*

67 Regular Member Cockerline recused himself from this application. Alternate Member Wells was seated
68 as a voting member in his place for this application. The Commission discussed the application
69 between themselves and with Attorney Vail (representing the applicant).

70
71 9. #2025-0286 / 343 MS Restoration LLC (William Colgan) / 343 Main Street / Modifications to the
72 Parking Area of an Approved Site Plan (Sections 803.5 and 811) associated with Special Permit
73 #2023-0209 for Multifamily, High Turnover Restaurant, Mixed Use Commercial, and a Use
74 Rendering More than 30% of the Lot Impervious (Sections 205.2, 209.2, 403.4) / Map 45 / Lot 26 /
75 DOR: 05/05/2025 / *Possible Consideration*

76 The Commission discussed the application between themselves and with the applicant.

77

78 **Motion:** To approve application #2025-0286 / 343 MS Restoration LLC (William Colgan) / 343 Main
79 Street / Modifications to the Parking Area of an Approved Site Plan (Sections 803.5 and 811) associated
80 with Special Permit #2023-0209 for Multifamily, High Turnover Restaurant, Mixed Use Commercial,
81 and a Use Rendering More than 30% of the Lot Impervious (Sections 205.2, 209.2, 403.4) / Map 45 /
82 Lot 26 / with the following condition:

83 1. The easement with 12 Porter Street shall be filed in the Office of the Town Clerk.

84 Made by Shyer, seconded by Whalen

85 Vote: 5-0-0

86

87 10. #2025-0287 / Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC) / 104 & 106 Sharon Road
88 & 53 Wells Hill Road / Special Permit for Hotel, Redevelopment of the Wake Robin Inn (Section
89 213.5) / Map 47/ Lot 2 & 2-1 / DOR: 05/05/2025 / *Consideration of Completeness, Possibly Schedule
90 Public Hearing*

91 The Commission discussed the application with the applicant team.

92

93 **Pending Business**

94 11. #2025-0284 / William and Stephanie Colaric (Allied Engineering) / 67 Old CNE Road / Special
95 Permit Application for a Structure Less than 50' from a Waterbody (Section 305.2) and Site
96 Development Activities Including Hardscaping, Landscaping, Stormwater Improvements in the Lake
97 Protection Overlay District (Section 404) / Map 40 / Lot 30 / DOR:04/21/2025 / *Pending Engineer
98 Review and IWWC Decision, Schedule Public Hearing Possibly June 2, 2025 at 6:45 PM*

99

100 **Motion:** To schedule a public hearing on June 2, 2025 at 6:45pm via Zoom for application #2025-0284 /
101 William and Stephanie Colaric (Allied Engineering) / 67 Old CNE Road / Special Permit Application for a
102 Structure Less than 50' from a Waterbody (Section 305.2) and Site Development Activities Including
103 Hardscaping, Landscaping, Stormwater Improvements in the Lake Protection Overlay District (Section
104 404) / Map 40 / Lot 30 /

105 Made by Cockerline, seconded by Riva

106 Vote: 5-0-0

107

108 **Tabled Business**

109 12. #2025-0281 / Robert and Robin Easton (UCE Fine Builders) / 104 Interlaken Road / Special
110 Permit for Vertical Expansion of Nonconforming Residential Structure (Section 503.2) / Map 39 /
111 Lot 17 / DOR: 04/21/2025 / *Public Hearing Schedule for May 19, 2025*

112

113 **Adjournment**

114

115 **Motion:** To adjourn the meeting at 8:01pm.

116 Made by Shyer, seconded by Whalen

117 Vote: 5-0-0

118

119 Respectfully Submitted,

120 Miles Todaro

121 Land Use Technical Specialist