

SALISBURY PLANNING AND ZONING COMMISSION

MEETING MINUTES

Monday July 21, 2025 – 6:30 PM

Remote Meeting by Live Internet Video Stream and Telephone

Members Present:

Dr. Michael Klemens (Chair)
Cathy Shyer (Vice Chair) – *arrived at 6:34pm*
Martin Whalen (Secretary)
Bob Riva (Regular Member)
Allen Cockerline (Regular Member)
Dr. Danella Schiffer (Alternate Member)
Beth Wells (Alternate Member)

Members Absent:

Staff Present:

Abby Conroy (Land Use Director)
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, Secretary Whalen, Regular Member Riva, and Regular Member Cockerline were present and seated to vote. Alternate Members Schiffer and Wells were also present.

2. Approval of the Agenda

Motion: To approve the agenda

Made by Riva, seconded by Whalen

Vote: 4-0-0

3. Minutes of June 2, 2025

The Commission discussed potential amendments to the minutes. Vice Chair Shyer joined the meeting at 6:34pm and was seated as a voting member.

Motion: To approve the minutes as amended.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0

4. Minutes of June 16, 2025 – *pending*

5. Minutes of July 7, 2025 – *pending*

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

LUD Conroy displayed a public comment letter that was received by the Land Use Office for the commission from Amy Bedik and Steven A. Siegelbaum. LUD Conroy also suggested the Commission read the recent court cases highlighted in the latest Connecticut Federation of Planning and Zoning Agencies newsletter. There were no other public comments.

New Business

7. #2025-0294 / A Slice of LLC (Hackett) / 79 Old CNE Road / Modification of Approved Site Plan
- #2023-0235 to Demolish an Existing and Build New Single Family Residence in the Lake Protection

Overlay District (Section 404) / Map 40 / Lot 29 / DOR: 07/07/2025 / *Reception Pending Consulting Engineer Review*

The Commission discussed the application between themselves and with Engineer Pat Hacket and Architect Susan Rodriguez.

8. #2025-0295 / 235 Belgo Road, LLC / 235 Belgo Road / Vertical Expansion of a Nonconforming Barn Proposed for Conversion to Single Family Residence (Section 503.2) / Map 9 / Lot 9 / DOR:07/21/2025 / *Reception and Consideration of Completeness, Schedule Hearing*

The Commission discussed the application between themselves and with Architect Cristianne Ortiz.

Motion: To schedule a public hearing on August 18, 2025 at 6:45pm via Zoom for application #2025-0295 / 235 Belgo Road, LLC / 235 Belgo Road / Vertical Expansion of a Nonconforming Barn Proposed for Conversion to Single Family Residence (Section 503.2) / Map 9 / Lot 9 /

Made by Cockerline, seconded by Riva

Vote: 5-0-0

Other Business

9. Discussion of Comprehensive Zoning Regulations Updates (Conroy and Klemens) – Phase 1 Definitions, Tables of Dimensional Requirements, and Table of Structures and Features

LUD Conroy and the Commission discussed draft updates to the Zoning Regulations.

Tabled Business

10. #2025-0287 / Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC) / 104 & 106 Sharon Road & 53 Wells Hill Road / Special Permit for Hotel, Redevelopment of the Wake Robin Inn (Section 213.5) / Map 47/ Lot 2 & 2-1 / DOR: 05/05/2025 / *Public Hearing Scheduled 08/05/2025 at 6:30pm*

11. #2025-0291 / David Pachter (Tim Sneller) / 136 Long Pond Road / Special Permit Application for Detached Accessory Apartment on Single Family Residential Lot (Section 208) / Map 02 / Lot 12 / DOR: 06/16/2025 / *Public Hearing Scheduled 08/04/2025 at 6:45pm*

Adjournment

Motion: To adjourn the meeting at 8:33pm

Made by Shyer, seconded by Cockerline

Vote: 5-0-0

Respectfully Submitted,

Miles Todaro

Land Use Technical Specialist