

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

Tuesday January 20, 2026 - 5:30PM

Remote Meeting by Live Internet Video Stream and Telephone

1 **Members Present:**

2 Cathy Shyer (Chair)  
3 Allen Cockerline (Vice Chair)  
4 Bob Riva (Secretary)  
5 Dr. Danella Schiffer (Regular Member)  
6 Beth Wells (Alternate Member)  
7 Jen Ventimila (Alternate Member)

**Members Absent:**

**Staff Present**

Abby Conroy, Land Use Director (LUD)  
Miles Todaro, Land Use Technical Specialist (LUTS)

8  
9 **Brief Items and Announcements**

10 1. Call to Order / Establish Quorum

11 Chair Shyer called the Regular Meeting to order at 5:32PM. A quorum was established with four regular  
12 members present (Cathy Shyer, Allen Cockerline, Bob Riva, Dr. Danella Schiffer) Alternate Members Beth  
13 Wells and Jen Ventimila were also present.

14  
15 2. Approval of Agenda

16  
17 **Motion:** To approve the agenda.

18 Made by Cockerline, seconded by Riva.

19 Vote: 4-0-0 in favor.

20  
21 3. Minutes of October 20, 2025

22  
23 **Motion:** To approve the detailed Minutes of October 20, 2025.

24 Made by Cockerline, seconded by Riva.

25 Vote: 4-0-0 in favor.

26  
27 4. Minutes of November 17, 2025 - *pending*

28 5. Minutes of December 8, 2025 - *pending*

29 6. Minutes of January 6, 2025 - *pending*

30  
31 7. Public Comment - Public Comment is restricted to items that are neither on the agenda nor the subject  
32 of any pending Planning & Zoning Commission application or action and is limited to three minutes per  
33 person.

34  
35 There was no public comment.

36  
37 Chair Shyer seated Alternate Member Wells as voting member. The Commission advanced to agenda  
38 item 9.

39  
40 **New Business**

41 9. #2026-307 / 120 Wells Hill Road / Map 36, Lot 09 / Owner: Joseph Edward Costa and Elyse Catherine  
42 Nelson / Special Permit for Vertical Expansion of a Nonconforming Residential Building (Section 503.2) /  
43 DOR:01/20/2026 / Reception, Schedule Hearing 02/17/2026 at 5:45 PM

44  
45 Vice Chair Cockerline explained the application involved vertical expansion of a pre-existing non-  
46 conforming use. Chair Shyer recommended the applicant bring dimensions of the proposed overhang to

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47 the public hearing. LUD Conroy explained the overhang expansion could not encroach more than one  
48 foot into the setback. There were no further questions from the Commission.

49

50 **Motion:** To schedule a public hearing for application #2026-307 / 120 Wells Hill Road / Map 36, Lot 09 /  
51 Owner: Joseph Edward Costa and Elyse Catherine Nelson / Special Permit for Vertical Expansion of a  
52 Nonconforming Residential Building (Section 503.2) on February 17, 2026 at 5:45PM via Zoom.

53 Made by Cockerline, seconded by Schiffer.

54 Vote: 5-0-0 in favor.

55

56 **Public Hearing - 5:45PM**

57 8. #2025-0306 / 100 Interlaken Road / Map 39, Lot 16 / Owner/Applicant: Dana and Frederick Rohn /  
58 Special Permit for a Detached Apartment on Single Family Residential Lot (Section 208) / DOR:  
59 12/22/2025/ OH:1/6/2026 / *Continue Hearing, Pending IWWC Approval*

60

61 The public hearing continued at 5:52PM. LUTS Todaro explained the Inland Wetlands & Watercourses  
62 Commission (IWWC) held a site visit, but had not yet acted on the application. He said the IWWC could  
63 approve the application at their upcoming regular meeting.

64

65 **Motion:** To continue the public hearing for application #2025-0306 / 100 Interlaken Road / Map 39, Lot  
66 16 / Owner/Applicant: Dana and Frederick Rohn / Special Permit for a Detached Apartment on Single  
67 Family Residential Lot (Section 208) on February 2, 2026 at 5:45PM via Zoom.

68 Made by Cockerline, seconded by Riva.

69 Vote: 5-0-0 in favor.

70

71 **New Business**

72 10. #2026-308 / 9+9a Sharon Road / Map 49, Lot 27-2 / Owner: 9 Sharon Road LLC / Applicant/Agent:  
73 Attorney William Grickis / In Accordance with Section 803.5, Amend/Modify Special Permit #2021-0153  
74 for Parking Flexibility and Satellite Parking for Low Turnover Restaurant and Apartment (Section 703.8  
75 and 703.7) to Include an Additional Use / DOR:01/20/2026 / *Reception and Possible Consideration*

76

77 Owner Teepoo Riaz presented the application with assistance from Peter Donahoe, the prospective  
78 tenant of 9+9a Sharon Road. Mr. Riaz explained the proposed application involved a minor change in use  
79 from what was previously approved. He explained the Commission had granted a Special Permit that  
80 included the structure in question to be used for storage. The structure was then leased to an artist as a  
81 personal studio, which the Commission considered still a storage use. He said the structure was  
82 renovated and handicapped access concerns were addressed with assistance from the Fire Marshal. Mr.  
83 Riaz explained a revised site plan was not submitted as no changes are proposed. He asked the  
84 Commission for approval to amend the special permit to allow the structure to be used for a personal  
85 service physical training business.

86

87 Vice Chair Cockerline expressed that he was comfortable with amending the Special Permit for this  
88 application. LUD Conroy asked the Commission if they could determine whether the business was  
89 considered "personal service" versus an "exercise studio" in the Zoning Regulations. She added that a  
90 finding should be included that the change of use would not alter the Special Permit for parking  
91 flexibility and will not exacerbate existing parking demand at peak hours. Vice Chair Cockierline asked if  
92 Mr. Donohoe anticipated evening hours of operation that would overlap with the restaurant also located

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93 at 9+9a Sharon Road. Mr. Riaz replied evening hours may be considered but with a maximum of two to  
94 three clients. Mr. Donohoe replied anticipated hours of operation would be 7:00AM to 3:00 or 4:00PM,  
95 and group classes would be hosted in the morning.  
96

97 **Motion:** To approve application #2026-308 / 9+9a Sharon Road / Map 49, Lot 27-2 / Owner: 9 Sharon  
98 Road LLC / Applicant/Agent: Attorney William Grickis / to amend Special Permit #2021-0153 for parking  
99 flexibility and satellite parking for low turnover restaurant and apartment to include an additional use of  
100 "Professional Services" or "Exercise or Dance Studio" finding that the proposed use does not materially  
101 alter the original special permit.

102 Made by Cockerline, seconded by Riva

103 Chair Shyer was no longer available due to technical difficulties, so Vice Chair Cockerline assumed the  
104 role of acting chair in her place. The motion made was not voted on.  
105

106 **Motion:** To approve application #2026-308 / 9+9a Sharon Road / Map 49, Lot 27-2 / Owner: 9 Sharon  
107 Road LLC / Applicant/Agent: Attorney William Grickis / to amend Special Permit #2021-0153 for parking  
108 flexibility and satellite parking for low turnover restaurant and apartment to include an additional use of  
109 "Professional Services" or "Exercise or Dance Studio" finding that the proposed use does not materially  
110 alter the original special permit.

111 Made by Riva, seconded by Wells

112 Vote: 4-0-0 in favor, with Chair Shyer unavailable to vote.

113 Vice Chair Cockerline appointed Alternate Member Ventimila as voting alternate.  
114

115 **Other Business**

116 11. Preapplication review of use of property (Connecticut General Statute Sec. 7-159b) / 1 Elman Drive /  
117 Map 25, Lot 12 / Owners: David Mabbott & Susie Reiss / Build Barn and Single Family Dwelling / Section  
118 302 Minimum Buildable Area /  
119

120 LUTS Todaro explained the preapplication meeting involved a property with a small pre-existing cottage.  
121 The proposal included construction of a barn that could be handled administratively as an accessory  
122 structure to the existing cottage. LUTS Todaro explained the owner also wished to construct a second  
123 dwelling on the property which would become the main house. This would make the existing cottage an  
124 accessory apartment, which would require a Special Permit. However, due to slopes on the property, the  
125 applicant may not be able to achieve a buildable area for both the proposed barn and main house.  
126

127 Commissioner Schiffer asked if the existing cottage has a septic system. LUTS Todaro replied yes, and  
128 explained the proposed barn would have a separate system. Owner David Mabbott presented the  
129 documents prepared for the proposal. Commissioner Schiffer asked if the existing cottage would be  
130 renovated. Mr. Mabbott replied yes, and noted it would potentially be used as a guest house in the  
131 future.  
132

133 Mr. Mabbott explained he wished to construct a larger primary dwelling in an area of the property which  
134 could not meet the minimum requirements for buildable area due to the existing slopes. He said the  
135 existing house could potentially be renovated to a larger building if the additional dwelling could not be  
136 approved. Commissioner Schiffer asked about existing driveways. Mr. Mabbott replied there was a dirt  
137 road leading to the barn area and a driveway leading to the existing house. He explained the driveway to  
138 the house would be rebuilt and expanded if the proposed primary dwelling could be approved.

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140 Vice Chair Cockerline expressed he was comfortable with the proposal. LUTS Todaro asked if the  
141 application should be for a Special Permit under sections 302.6 and 302.5 of the Zoning Regulations. The  
142 Commission agreed. Mr. Mabbott explained he would return to the Land Use Office for further  
143 discussion of his proposal prior to applying for the Special Permit.

144

145 **Adjournment**

146

147 **Motion:** To adjourn the meeting at 6:49PM.

148 Made by Riva, seconded by Wells.

149 Vote: 5-0-0 in favor.

150

151

152

153 Respectfully Submitted,

154 Erika Spino

155 Secretary of Minutes