

**SALISBURY PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

**MONDAY FEBRUARY 17, 2026 – 5:30 PM**

*Remote Meeting by Live Internet Video Stream and Telephone in Accordance with CT Gen Stat § 1-225a*

**Members Present:**

Cathy Shyer (Chair)  
Allen Cockerline (Vice Chair)  
Bob Riva (Secretary)  
Dr. Danella Schiffer (Regular Member)  
Jen Ventimilia (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 Shyer called the meeting to order at 5:30pm. A quorum was established with four regular members present (Chair Shyer, Vice Chair Cockerline, Secretary Riva, and Regular Member Schiffer). Alternate Member Ventimilia was also present and seated to vote.

2. Approval of the Agenda

LUD Conroy requested that “e. Discussion of Vacancies” be added to item “10. Planning & Organization Discussion.”

**Motion:** To approve the agenda as amended

Made by Riva, seconded by Schiffer

Vote: 5-0-0 in favor

3. Minutes of January 6, 2026

Alternate Member Wells joined the meeting at 5:32pm.

**Motion:** To approve the minutes of January 6, 2026

Made by Shyer, seconded by Schiffer.

Vote: 4-0-1 in favor, with Vice Chair Cockerline abstaining.

4. Minutes of January 20, 2026

**Motion:** To approve the minutes of January 20, 2026

Made by Riva, seconded by Schiffer

Vote: 4-0-1 in favor, with Vice Chair Cockerline abstaining.

5. Minutes of February 2, 2026 – *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 is limited to three minutes per person.

There was no public comment.

The Commission advanced to agenda item 8:

## **New Business**

8. #2026-0309 / 1 Elman Drive / Map 25, Lot 12 / Owner/Applicant: Susie Reiss and David Mabbott / Special Permit for a detached apartment on single-family residential lot (Section 208) and a new structure that cannot be placed in a buildable area (Sections 302.5 and 302.6) / DOR:02/17/2026 / *Receive and Schedule Public Hearing 03/16/2026*

The Commission discussed the application between themselves and with applicant David Mabbott. A motion was made to schedule the hearing at 5:48pm.

**Motion:** To schedule a public hearing on March 16, 2026 at 6:45pm via Zoom for application #2026-0309 / 1 Elman Drive / Map 25, Lot 12 / Owner/Applicant: Susie Reiss and David Mabbott / Special Permit for a detached apartment on single-family residential lot (Section 208) and a new structure that cannot be placed in a buildable area (Sections 302.5 and 302.6) / DOR:02/17/2026 /

Made by Cockerline, seconded by Riva

Vote: 5-0-0 in favor

## **Public Hearing – 5:45 PM**

7. #2026-307 / 120 Wells Hill Road / Map 36, Lot 09 / Owner: Joseph Edward Costa and Elyse Catherine Nelson / Applicant: Amber Construction & Design, Inc. / Special Permit for vertical expansion of a nonconforming residential building (Section 503.2) / DOR:01/20/2026 / *Open hearing, possible consideration*

Secretary Riva read the legal notice to open the public hearing at 5:49pm. The Commission discussed the application between themselves and with representatives of the applicant. A motion was made to close the hearing at 6:09pm.

**Motion:** To close the public hearing.

Made by Cockerline, seconded by Riva

Vote: 5-0-0 in favor

**Motion:** To approve #2026-307 / 120 Wells Hill Road / Map 36, Lot 09 / Owner: Joseph Edward Costa and Elyse Catherine Nelson / Applicant: Amber Construction & Design, Inc. / Special Permit for vertical expansion of a nonconforming residential building (Section 503.2) / DOR:01/20/2026 / subject to the condition that the overhang extend no more than one foot into the required side yard setback.

Made by Riva, seconded by Schiffer

Vote: 5-0-0 in favor

## **New Business**

9. #2026-0310 / 30 Main Street / Map 54, Lot 78 / Owner/Applicant: Congregational Church of Salisbury, Inc. / Special Permit for a use rendering more than 30% of the total lot area in impervious surfaces (403.4.c.) and retaining less than 30% of the total lot area in vegetative ground cover (403.4.d) associated with sidewalk construction / DOR: 02/17/2026 / *Receive and Schedule Public Hearing 03/16/2026*

The Commission discussed the application between themselves and with representatives of the applicant. A motion was made to schedule the hearing at 6:26pm.

**Motion:** To schedule a public hearing on March 16, 2026 at 6:45pm via Zoom for application #2026-0310 / 30 Main Street / Map 54, Lot 78 / Owner/Applicant: Congregational Church of Salisbury, Inc. / Special Permit for a use rendering more than 30% of the total lot area in impervious surfaces (403.4.c.)

and retaining less than 30% of the total lot area in vegetative ground cover (403.4.d) associated with sidewalk construction / DOR: 02/17/2026 /  
Made by Riva, seconded by Cockerline  
Vote: 5-0-0 in favor

### **Other Business**

#### 10. Planning & Organization Discussion

##### a. Regulation Rewrite

LUD Conroy updated the Commission on the work of the subcommittee. The Commission discussed how to proceed with future regulation amendments.

##### b. Staffing

LUD Conroy updated the Commission regarding Land Use Office staffing questions.

##### c. Consulting Reviewers

LUD Conroy updated the Commission regarding questions about hiring a consulting planner for reviewing applications and other Planning and Zoning Commission projects.

##### d. Utility of AI

Responding to comments and questions previously made by Vice Chair Cockerline and Secretary Riva, Alternate Member Ventimilia discussed potential uses of AI for the Commission and the Land Use Office. The Commission discussed potential next steps to take.

##### e. Discussion of Vacancies

The Commission discussed possible paths forward for filling the two Planning and Zoning Commission Vacancies. Alternate Member Wells left the meeting at 7:10pm. Chair Shyer left the meeting at 7:15pm. Vice Chair Cockerline served as Acting-Chair for the remainder of the meeting.

### **Adjournment**

**Motion:** To adjourn the meeting at 7:16pm.

Made by Riva, seconded by Schiffer.

Vote: 4-0-0 in favor

Respectfully Submitted,  
Miles Todaro  
Land Use Technical Specialist