

SALISBURY PLANNING AND ZONING COMMISSION

MEETING MINUTES

MONDAY MARCH 16, 2026 – 6:30 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)
Dr. Danella Schiffer (Regular Member)
Jen Ventimilia (Alternate Member)
Beth Wells (Alternate Member)

Members Absent:

Bob Riva (Secretary)

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 6:30PM. A quorum was established with three regular members present (Chair Shyer, Vice Chair Cockerline, and Regular Member Schiffer). Alternate Members Ventimilia and Wells were also present and seated to vote.

2. Approval of the Agenda

Motion: To approve the agenda

Made by Cockerline, seconded by Wells.

Vote: 5-0-0 in favor

3. Minutes of February 2, 2026

The Commission discussed potential amendments to the minutes. Chair Shyer and Vice Chair Cockerline abstained from voting.

Motion: To approve the minutes of February 2, 2026 as amended.

Made by Schiffer, seconded by Wells

Vote: 3-0-2 in favor, with Shyer and Cockerline abstaining.

4. Minutes of February 17, 2026 – *pending*

5. 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.

9. Discussion about Section 304.2 “Exceptions to Yard Setback Requirement for Accessory Buildings”

LUD Conroy presented questions associated Section 304.2, which the Commission discussed.

Public Hearing – 6:45 PM

6. #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 / *Open Hearing, Possible Consideration*

Regular Member Schiffer read the legal notice to open the public hearing at 6:46pm. Property owner David Mabbott presented the application. The Commission discussed the application between themselves and with Mr. Mabbott. Chair Shyer opened the hearing to questions and comments from the public at 7:20pm. One member of the public provided a comment. The public hearing was continued at 7:21PM.

7. #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 / *Open Hearing, Possible Consideration*

Regular Member Schiffer read the legal notice to open the public hearing at 7:22PM. The Commission discussed the application between themselves and with representatives of the applicant. There were no questions or comments from the public. A motion was made to close the public hearing at 7:35PM

Motion: To close the public hearing.
Made by Cockerline, seconded by Schiffer
Vote: 5-0-0 in favor.

Motion: To approve 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 Cockerline, seconded by Shyer
Vote: 5-0-0 in favor.

Other Business

8. Preapplication review of use of property (Connecticut General Statute Sec. 7-159b) / 19 Railroad Street / Map 54, Lot 56-1 / Owner: Sharon Electric Company LLC / Construction of 40'x60' Office and Materials Storage Building

The Commission discussed the preapplication proposal between themselves and with Attorney Grickis.

9. Discussion about Section 304.2 "Exceptions to Yard Setback Requirement for Accessory Buildings"

The Commission continued their discussion of LUD Conroy's questions regarding Section 304.2.

10. Planning & Organization Discussion

a. Regulation Rewrite

LUD Conroy updated the Commission on the discussions had by the Regulation Rewrite Subcommittee.

b. Staffing/Consulting Reviewers

Chair Shyer provided comments on the draft Request for Proposal. The Commission discussed the comments.

c. Commission Vacancies

The Commission discussed the potential next steps for filling Commission vacancies.

d. Utility of AI

Alternate Member Ventimilia updated the Commission on her progress looking into the potential utility of AI for the Commission.

Adjournment

Motion: To adjourn the meeting at 8:30

Made by Cockerline, seconded by Ventimilia

Vote: 5-0-0 in favor.

Respectfully Submitted,

Miles Todaro

Land Use Technical Specialist