

**SALISBURY PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
MONDAY APRIL 6, 2026 – 6:00 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)
Beth Wells (Alternate Member)

Members Absent:

Jen Ventimilia (Alternate Member)

Staff Present:

Abby Conroy (Land Use Director)
Miles Todaro (Land Use Technical Specialist)
Charles Andres (Planning and Zoning Commission Attorney)

Brief Items and Announcements

1. Call to Order / Establish Quorum

Chair Shyer called the meeting to order at 6:01PM. A quorum was established with four regular members in attendance (Chair Shyer, Vice Chair Cockerline, Secretary Riva, and Regular Member Schiffer). Alternate Member Wells was also in attendance and seated to vote.

2. Approval of the Agenda

Motion: To approve the agenda.

Made by Riva, seconded by Cockerline

Vote: 5-0-0 in favor.

3. Executive Session to Discuss Pending Litigation –

LUTS Todaro and Attorney Andres explained that the Commission would go into executive session, then return to continue the meeting.

- a. William Cruger and Angela Cruger v. The Planning and Zoning Commission of Salisbury and Aradev LLC, Docket No. LLI-CV26-6042873-S (Superior Court, J.D. Litchfield) (appeal from approval, with conditions, of special permit application by Aradev, LLC for hotel use at 104 & 106 Sharon Road and 53 Wells Hill Road)

Chair Shyer invited the Commission members and Staff present to enter the executive session. A motion was made to go into executive session at 6:05PM.

Motion: To go into executive session with legal counsel.

Made by Riva, seconded by Cockerline.

Vote: 5-0-0, in favor.

The commission returned from the executive session at 6:17PM. Chair Shyer announced that no votes were taken, and that Attorney Andres had left the meeting.

4. Minutes of February 17, 2026

Motion: To approve the minutes of February 17, 2026

Made by Wells, seconded by Riva.

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

5. Minutes of March 16, 2026

The Commission discussed amendments to the minutes.

Motion: To approve the minutes of March 16, 2026 as amended.

Made by Riva, seconded by Schiffer

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

6. Minutes of March 24, 2026 (Site Visit)

The Commission tabled the minutes of March 24, 2026 because one of the two site visit attendees was not in attendance.

7. 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. #2026-0312 / 80 Rocky Lane / Map 66, Lot 28 / Owner/Applicant: Claudia Pacicco Remley + Kevin William Remley / Special Permit application for detached apartment on single family residential lot (Section 208) / DOR: 04/06/2026 / *Receive and Schedule Hearing for May 4, 2026*

The Commission discussed the application between themselves and with applicant Claudia Pacicco Remley.

Motion: To schedule a public hearing on May 4, 2026 at 6:45pm via Zoom for application #2026-0312 / 80 Rocky Lane / Map 66, Lot 28 / Owner/Applicant: Claudia Pacicco Remley + Kevin William Remley / Special Permit application for detached apartment on single family residential lot (Section 208) / DOR: 04/06/2026 /

Made by Riva, seconded by Cockerline

Vote: 5-0-0 in favor.

10. #2026-0311 / 29 Morgan Lane / Map 64, Lot 07 / Owner/Applicant: Anne Fredericks / Site Plan application for demolition and reconstruction of single-family residence using the existing footprint in the Lake Protection Overlay District (Section 404) / DOR:04/06/2026 / *Reception and Possible Consideration*

The Commission discussed the application between themselves and with applicant Anne Fredericks.

Motion: To approve application #2026-0311 / 29 Morgan Lane / Map 64, Lot 07 / Owner/Applicant: Anne Fredericks / Site Plan application for demolition and reconstruction of single-family residence using the existing footprint in the Lake Protection Overlay District (Section 404) / DOR:04/06/2026 /

Made by Cockerline, seconded by Riva

Vote: 5-0-0 in favor.

Public Hearing – 6:45 PM

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 / *Continue Hearing, Possible Consideration*

The public hearing continued at 6:45PM. The Commission discussed the application between themselves and with applicant David Mabbott. A motion was made to close the public hearing at 6:48pm.

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

Motion: To approve 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 / with the conditions that erosion controls be maintained for the duration of construction and an as-built survey be provided after construction.
Made by Cockerline, seconded by Riva
Vote: 5-0-0 in favor.

New Business

11. #2026-0314 / 250 and 251 Canaan Road / Map 15, Lot 41 and Map 16, Lot 05 /
Owner/Applicant: Salisbury School, Inc. / Site Plan application to construct a tunnel under route 44 (Section 807.6) / DOR: 04/06/2026 / *Reception and Possible Consideration*

The Commission discussed the application between themselves and with representatives of the applicant.

Motion: To approve application #2026-0314 / 250 and 251 Canaan Road / Map 15, Lot 41 and Map 16, Lot 05 / Owner/Applicant: Salisbury School, Inc. / Site Plan application to construct a tunnel under route 44 (Section 807.6) / DOR: 04/06/2026 /
Made by Riva, seconded by Cockerline
Vote: 5-0-0 in favor.

12. #2026-0313 / 497 Lime Rock Road / Owner/Applicant: Lime Rock Park II, LLC (Dicky Riegel) / Site Plan application to replace existing gazebo with 18' x 24' "Welcome Center" barn (Section 207.1) / DOR:04/06/2026 / *Reception and Possible Consideration*

The Commission discussed the application between themselves and with applicant representative Dicky Riegel.

Motion: To approve application #2026-0313 / 497 Lime Rock Road / Owner/Applicant: Lime Rock Park II, LLC (Dicky Riegel) / Site Plan application to replace existing gazebo with 18' x 24' "Welcome Center" barn (Section 207.1) / DOR:04/06/2026 /
Made by Riva, seconded by Cockerline
Vote: 5-0-0 in favor.

13. #2026-0315 / Lime Rock Park II, LLC / Regulation Amendment – Section 221 "Additional Requirements for Uses in RE Zone" / DOR: 04/06/2026 / *Schedule Hearing for May 18, 2026*

The Commission discussed the regulation amendment application between themselves and with applicant representative Dicky Riegel.

Motion: To schedule a public hearing on May 18, 2026 at 6:45PM via Zoom for application #2026-0315 / Lime Rock Park II, LLC / Regulation Amendment – Section 221 “Additional Requirements for Uses in RE Zone” / DOR: 04/06/2026 /

Made by Riva, seconded by Cockerline

Vote: 5-0-0 in favor.

Other Business

14. #ZP-26-26 / 497 Lime Rock Road / Map 04, Lot 16 / Owner/Applicant: Lime Rock Park II, LLC / Temporary Zoning Permit for Kitchen Set-up for 2026 Season to Replace Existing Kitchen Damaged by Fire in November, 2025 (Section 906) / *Authorize Agent to Issue Permit*

The Commission discussed the application between themselves and with applicant representative Dicky Riegel.

Motion: To authorize the zoning enforcement officer to approve application #ZP-26-26 / 497 Lime Rock Road / Map 04, Lot 16 / Owner/Applicant: Lime Rock Park II, LLC / Temporary Zoning Permit for Kitchen Set-up for 2026 Season to Replace Existing Kitchen Damaged by Fire in November, 2025 (Section 906) / with the condition that Torrington Area Health District and CT Department of Energy and Environmental Protection approvals are obtained.

Made by Cockerline, seconded by Riva

Vote: 5-0-0 in favor.

15. Planning & Organization Discussion

a. Regulation Rewrite

LUD Conroy updated the commission on the next steps organizing the regulation rewrite, which the Commission discussed.

b. Staffing/Consulting Reviewers

Chair Shyer updated the Commission that she would be meeting with LUD Conroy to discuss the Consulting Reviewers RFP.

c. Commission Vacancies

The Commission discussed next steps for filling Commission vacancies.

d. Utility of AI

This discussion was tabled.

Adjournment

Motion: To adjourn the meeting at 8:13pm.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0

Respectfully Submitted,

Miles Todaro

Land Use Technical Specialist