

SALISBURY PLANNING AND ZONING COMMISSION

SPECIAL MEETING MINUTES

Monday April 6, 2026 - 6:00PM

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)

Members Absent:

Jen Ventimilia (Alternate Member)

Staff Present

Abby Conroy Land Use Director (LUD)
Miles Todaro Land Use Technical Specialist (LUTS)
Charles Andres, Planning & Zoning Commission Attorney

8
9 **Brief Items and Announcements**

10 1. Call to Order / Establish Quorum

11 Chair Shyer called the Special Meeting to order at 6:01PM. There were four regular members present
12 (Cathy Shyer, Allen Cockerline, Bob Riva, Dr. Danella Schiffer). Alternate Member Beth Wells was also
13 present.

14
15 Chair Shyer appointed Alternate Member Wells as voting alternate.

16
17 2. Approval of Agenda

18
19 **Motion:** To approve the agenda.

20 Made by Riva, seconded by Cockerline.

21 Vote: 5-0-0 in favor.

22
23 3. Executive Session to Discuss Pending Litigation –

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

28
29 LUTS Todaro and Attorney Andres said the Commission would go into executive session, then return to
30 continue the meeting. Chair Shyer invited the Commission members and Staff present to enter the
31 Executive Session.

32
33 **Motion:** To go into Executive Session with legal counsel.

34 Made by Riva, seconded by Cockerline.

35 Vote: 5-0-0, in favor.

36
37 The Commission returned from the executive session at 6:17PM. Chair Shyer announced that no votes
38 were taken, and that Attorney Andres had left the meeting.

39
40 4. Minutes of February 17, 2026

41
42 **Motion:** To approve the minutes of February 17, 2026.

43 Made by Wells, seconded by Riva.

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

45
46 5. Minutes of March 16, 2026

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47 The Commission edited the minutes.

48

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

50 Made by Riva, seconded by Schiffer.

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

52

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

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

56

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

60

61 There was no public comment.

62

63 **New Business**

64 9. #2026-0312 / 80 Rocky Lane / Map 66, Lot 28 / Owner/Applicant: Claudia Pacicco Remley + Kevin
65 William Remley / Special Permit application for detached apartment on single family residential lot
66 (Section 208) / DOR: 04/06/2026 / Receive and Schedule Hearing for May 4, 2026

67

68 LUD Conroy explained the property had an existing main residence with a seasonal use outbuilding. She
69 said the property owner proposed to renovate the structure to utilize as a year-round accessory
70 apartment, and add two decks. LUD Conroy said the use of the structure is currently nonconforming and
71 the Special Permit application is to bring it into conformity. She also said approval was received from the
72 Inland Wetlands & Watercourses Commission (IWWC).

73

74 Commissioner Schiffer asked for exterior images of the accessory building to be included with the
75 application. There were no further questions from the Commission.

76

77 **Motion:** To schedule a public hearing on May 4, 2026 at 6:45pm via Zoom for application #2026-0312 /
78 80 Rocky Lane / Map 66, Lot 28 / Owner/Applicant: Claudia Pacicco Remley + Kevin William Remley /
79 Special Permit application for detached apartment on single family residential lot (Section 208).

80 Made by Riva, seconded by Cockerline.

81 Vote: 5-0-0 in favor.

82

83 10. #2026-0311 / 29 Morgan Lane / Map 64, Lot 07 / Owner/Applicant: Anne Fredericks / Site Plan
84 application for demolition and reconstruction of single-family residence using the existing footprint in
85 the Lake Protection Overlay District (Section 404) / DOR:04/06/2026 / Reception and Possible
86 Consideration

87

88 Anne Fredericks and Jim Terrell presented the application. Ms. Fredericks explained they previously
89 received approval for renovation of a pre-existing residence. She said when construction began, the
90 structure's foundation was found to be insufficient. Ms. Fredericks said they investigated raising the
91 home and repairing the foundation. She explained they have instead proposed to demolish the pre-
92 existing structure and rebuild. The newly proposed structure would have a nearly identical footprint to

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93 the existing structure. She added the structure walls on the east and west were slightly reduced in size.
94 Approval was received from Torrington Area Health District (TAHD).

95
96 Vice Chair Cockerline asked if the proposed application would reduce non-conformities. LUD Conroy
97 replied yes. LUD Conroy said the IWWC found the application favorable due to proposed management of
98 invasive species and reduction of impervious surface. Chair Shyer asked about a secondary structure
99 located behind the residential structure. Ms. Fredericks replied that it was a boathouse that would
100 remain as-is. She added that a large area of sand beside the lake was reduced in size.

101
102 There were no further questions or comments from the Commission.

103
104 **Motion:** To approve application #2026-0311 / 29 Morgan Lane / Map 64, Lot 07 / Owner/Applicant:
105 Anne Fredericks / Site Plan application for demolition and reconstruction of single-family residence using
106 the existing footprint in the Lake Protection Overlay District (Section 404).
107 Made by Cockerline, seconded by Riva.
108 Vote: 5-0-0 in favor.

109
110 **Public Hearing – 6:45 PM**

111 8. #2026-0309 / 1 Elman Drive / Map 25, Lot 12 / Owner/Applicant: Susie Reiss and David Mabbott /
112 Special Permit for a detached apartment on single-family residential lot (Section 208) and a new
113 structure that cannot be placed in a buildable area (Sections 302.5 and 302.6) / DOR:02/17/2026 /
114 *Continue Hearing, Possible Consideration*

115
116 The public hearing continued at 6:45PM. Property Owner David Mabbott presented the application.
117 Chair Shyer explained a Site Visit occurred with herself, LUD Conroy, LUTS Todaro, and Alternate
118 Member Ventimilia on March 24, 2026. Chair Shyer said they toured the property, including the area of
119 the proposed driveway and the existing cottage. They traveled up a private road to view the area where
120 the proposed barn and studio would be constructed. Chair Shyer said the Site Visit provided insight into
121 how steep the property was and how the flat areas could be utilized for structures in proximity to the
122 ridgeline.

123
124 Chair Shyer opened the floor to the public. There were no further questions or comments from the
125 Commission or public.

126
127 **Motion:** To close the public hearing at 6:48PM.
128 Made by Cockerline, seconded by Riva.
129 Vote: 5-0-0 in favor.

130
131 **Motion:** To approve application #2026-0309 / 1 Elman Drive / Map 25, Lot 12 / Owner/Applicant: Susie
132 Reiss and David Mabbott / Special Permit for a detached apartment on single-family residential lot
133 (Section 208) and a new structure that cannot be placed in a buildable area (Sections 302.5 and 302.6).
134 with the conditions that erosion controls be maintained for the duration of construction and an as-built
135 survey be provided after construction.
136 Made by Cockerline, seconded by Riva.
137 Vote: 5-0-0 in favor.

138

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139 **New Business**

140 11. #2026-0314 / 250 and 251 Canaan Road / Map 15, Lot 41 and Map 16, Lot 05 / Owner/Applicant:
141 Salisbury School, Inc. / Site Plan application to construct a tunnel under route 44 (Section 807.6) / DOR:
142 04/06/2026 / *Reception and Possible Consideration*

143
144 Ken Romeo, Dawn Marti, and Consulting Engineer Robert Barneschi represented the application. LUD
145 Conroy explained the Applicant proposed a pedestrian crossing tunnel underneath Route 44. She said
146 approval was received from TAHD. Mr. Barneschi presented a Site Plan. He explained a concrete culvert
147 tunnel was proposed to provide safer roadway crossing for students. The tunnel would be nine by fifteen
148 feet with a six-foot-wide pathway. He explained a cursory review was performed by Connecticut
149 Department of Transportation (DOT) and they requested retaining walls that run parallel to the street
150 line be installed. Mr. Barneschi said Salisbury School would be responsible for maintenance of these
151 walls.

152
153 Mr. Barneschi said construction was proposed in two stages. The first stage would ensure traffic flow on
154 Route 44 would remain intact. Traffic flow would be shifted with sheeting installed to protect passing
155 vehicles. He said this stage would involve excavation of the northern side with installation of retaining
156 walls. The retaining walls are proposed with natural stone inlays for a more natural appearance. Mr.
157 Barneschi explained drainage systems and a stormwater basin would be installed to handle water quality
158 volumes to protect nearby wetlands. The second stage involved excavation of the southern side of the
159 tunnel. He explained traffic flow would be shifted with protective barriers and temporary pavement.

160
161 Mr. Barneschi concluded construction was planned to begin in May 2026 with anticipated completion in
162 September 2026. Commissioner Schiffer asked if the tunnel would be available for use at all times. Mr.
163 Barneschi replied yes. Commissioner Schiffer asked if a security camera was proposed or considered for
164 the tunnel. Mr. Barneschi replied yes. Commissioner Schiffer asked if a sidewalk would be connected
165 from the tunnel to Salisbury School. Mr. Barneschi replied yes, there would be a southern and northern
166 sidewalk with a small staircase. Chair Shyer asked if lighting would be provided around the tunnel. Mr.
167 Barneschi replied dark-sky compliant lighting would be installed throughout the walkways and tunnel.

168
169 Secretary Riva asked about a proposed fence beside the retaining walls. Mr. Barneschi replied it is a
170 pedestrian safety fence. Secretary Riva asked for additional detail on the proposed retaining wall and
171 questioned if they would be exposed above ground level. He expressed concern with a portion of Route
172 44 where some vehicular accidents have occurred. Mr. Barneschi reviewed the retaining wall plans and
173 said a fair portion would be exposed. He said the walls are proposed further west than Secretary Riva's
174 area of concern. Secretary Riva expressed support for the application.

175
176 There were no further questions or comments from the Commission.

177
178 **Motion:** To approve application #2026-0314 / 250 and 251 Canaan Road / Map 15, Lot 41 and Map 16,
179 Lot 05 / Owner/Applicant: Salisbury School, Inc. / Site Plan application to construct a tunnel under route
180 44 (Section 807.6).

181 Made by Riva, seconded by Cockerline.

182 Vote: 5-0-0 in favor.

183
184 12. #2026-0313 / 497 Lime Rock Road / Owner/Applicant: Lime Rock Park II, LLC (Dicky Riegel) / Site Plan

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185 application to replace existing gazebo with 18' x 24' "Welcome Center" barn (Section 207.1) /
186 DOR:04/06/2026 / *Reception and Possible Consideration*

187

188 Dicky Riegel and Bill Rueckert presented the application. Mr. Riegel explained a pre-existing open-air
189 gazebo was located infield within the racetrack area. He explained the application involved moving the
190 gazebo to another location on the property and replacing it with a guest pavilion. He said they are
191 working with Country Carpenters in Hebron to construct the eighteen by twenty-four-foot barn.
192 Construction was anticipated to take place over three weeks, and the structure would not have
193 plumbing, electricity, or septic.

194

195 Secretary Riva asked for the height of the barn, Mr. Riegel replied eighteen feet and eleven inches. There
196 were no further questions or comments from the Commission.

197

198 **Motion:** To approve application #2026-0313 / 497 Lime Rock Road / Owner/Applicant: Lime Rock Park II,
199 LLC (Dicky Riegel) / Site Plan application to replace existing gazebo with 18' x 24' "Welcome Center" barn
200 (Section 207.1) / DOR:04/06/2026 /

201 Made by Riva, seconded by Cockerline.

202 Vote: 5-0-0 in favor.

203

204 13. #2026-0315 / Lime Rock Park II, LLC / Regulation Amendment – Section 221 "Additional
205 Requirements for Uses in RE Zone" / DOR: 04/06/2026 / *Schedule Hearing for May 18, 2026*

206

207 LUD Conroy explained Mr. Riegel provided an overview of discussions Lime Rock Park has hosted with
208 neighboring properties. She said Regulations were amended six years ago to reflect a stipulated
209 agreement for the park. LUD Conroy said the Applicant was pursuing additional amendments to the
210 language. Mr. Riegel explained Lime Rock Park was currently allowed to operate ten unmuffled race
211 weekends per year, and weekly Tuesday afternoon unmuffled races. They have proposed to limit it to
212 twenty-three Tuesday afternoon races per year in exchange for three additional Thursday full day races.
213 Mr. Riegel explained this would allow for uninterrupted weekend events hosted Thursday, Friday and
214 Saturday. He said the neighboring property owners' group has agreed to this proposed change.

215

216 Commissioner Schiffer asked for the decibel limit for unmuffled racing, Mr. Riegel replied there is no
217 limit for unmuffled races, and muffled races are below seventy-eight decibels. Chair Shyer and Vice Chair
218 Cockerline expressed support for the agreement between neighbors and looked forward to a public
219 hearing to discuss it further. There were no further questions or comments from the Commission.

220

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

224 Made by Riva, seconded by Cockerline.

225 Vote: 5-0-0 in favor.

226

227 **Other Business**

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

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231

232 LUD Conroy explained this application included a request to authorize the issuance of a temporary
233 zoning permit for replacement of an existing kitchen in Lime Rock Park damaged by a fire. She explained
234 this would allow the Applicant to continue operations with a temporary kitchen and dining hall while the
235 permanent full-sized kitchen is being replaced. Mr. Riegel explained the temporary kitchen will be
236 constructed with a rigid tent closed to open air and two trailers for receiving, preparing and distributing
237 food. They are awaiting approval from TAHD and Connecticut Department of Energy and Environmental
238 Protection. There were no further questions or comments from the Commission.

239

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

245 Made by Cockerline, seconded by Riva.

246 Vote: 5-0-0 in favor.

247

248 15. Planning & Organization Discussion

249 a. Regulation Rewrite

250

251 LUD Conroy composed a list of items for prioritizing within the Regulation amendments. She said she
252 tried to create a way to rank each item to assist with prioritization. She provided a citation with any item
253 that is required by statute, and created a rubric with different categories to identify items of importance.
254 Commissioner Schiffer requested that hotels and short-term rentals be added to the list of items for
255 consideration. Alternate Member Wells requested that sports courts also be added to the list. LUD
256 Conroy asked Commissioners to return completed lists with their feedback by Wednesday, April 15.

257

258 b. Staffing/Consulting Reviewers

259

260 LUD Conroy said she and Chair Shyer would finalize their staffing discussion during a meeting tomorrow.

261

262 c. Commission Vacancies

263

264 Chair Shyer said she hosted discussions with four to five individuals interested in joining the Commission.
265 She suggested having the candidates come forward to the Commission and answer questions provided
266 by Commissioner Schiffer. She explained the Commission would then host a confidential ranked voting
267 system for election of officials.

268

269 d. Utility of AI

270

271 The Commission tabled this discussion to a later date to ensure Alternate Member Ventimilia would be
272 present to lead the discussion.

273

274 **Adjournment**

275

276 **Motion:** To adjourn the meeting at 8:13PM.

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277 Made by Cockerline, seconded by Riva.

278 Vote: 5-0-0 in favor.

279

280

281

282 Respectfully Submitted,

283 Erika Spino

284 Secretary of Minutes