

SALISBURY PLANNING AND ZONING COMMISSION

MEETING MINUTES

MONDAY APRIL 20, 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)
Bob Riva (Secretary)
Dr. Danella Schiffer (Regular Member)
Jen Ventimilia (Alternate Member)

Members Absent:

Beth Wells (Alternate Member)

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 four regular members present (Chair Shyer, Vice Chair Cockerline, Secretary Riva, Regular Member Schiffer). Alternate Member Ventimilia was also present.

2. Approval of the Agenda

Motion: To approve the agenda.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Alternate Member Ventimilia was seated to vote.

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

Motion: To approve the minutes of March 24, 2026

Made by Ventimilia, seconded by Shyer.

Vote: 2-0-3 in favor. Vice Chair Cockerline, Secretary Riva, and Regular Member Schiffer abstained since they did not attend the March 24, 2026 meeting.

4. Minutes of April 6, 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.

New Business

6. #2026-0316 / 117 Interlaken Road / Map 38, Lot 09 / Owners: James and Miriam Broner / Applicant: Chuck Tuz / Site Plan application for additions to existing buildings in the Lake Protection Overlay District (Section 404) / DOR: 04/20/2026 / *Reception and Possible Consideration*

The Commission discussed the application between themselves and with applicant Chuck Tuz.

Other Business

7. Planning & Organization Discussion
 - a. Regulation Rewrite

LUTS Todaro presented a document summarizing the regulation priorities reported by the Commission members. The Commission discussed the document.

b. Staffing/Consulting Reviewers

LUD Conroy updated the Commission that the Request for Proposals has been posted, and two proposals have been received so far.

c. Commission Vacancies

Chair Shyer updated the Commission her efforts to address the commission vacancies. Chair Shyer suggested interviewing candidates at a Special Meeting tentatively scheduled for May 12, 2026 at 6:00PM.

d. Utility of AI

Alternate Member Ventimilia presented her findings on the potential utility of AI in assisting the Commission and Land Use Office with the regulation rewrite.

Tabled Business

8. #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 / *Hearing Scheduled for May 4, 2026*

9. #2026-0315 / Lime Rock Park II, LLC / Regulation Amendment – Section 221 “Additional Requirements for Uses in RE Zone” / DOR: 04/06/2026 / *Hearing Scheduled for May 18, 2026*

Adjournment

Motion: To adjourn the meeting at 7:58PM.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0

Respectfully Submitted,

Miles Todaro

Land Use Technical Specialist