

SALISBURY PLANNING AND ZONING COMMISSION

MEETING MINUTES

MONDAY May 4, 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)
Beth Wells (Alternate Member)
Jen Ventimilia (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 6:30pm. A quorum was established with four regular members present (Chair Shyer, Vice Chair Cockerline, Secretary Riva, Regular Member Schiffer). Alternate Members Wells and Ventimilia were also present.

2. Approval of the Agenda

LUD Conroy requested that “and possible consideration” be added to the end of agenda item 8.

Motion: To approve the agenda as amended.

Made by Cockerline, seconded by Riva.

Vote: 4-0-0 in favor.

Alternate Member Wells was seated as a voting member.

3. Minutes of April 6, 2026

The Commission discussed potential changes to the minutes. Vice Cockerline abstained from voting.

Motion: To approve the minutes of April 6, 2026 as amended.

Made by Riva, seconded by Wells.

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

4. Minutes of April 20, 2026 – *pending*

5. Minutes of April 28, 2026 (site visit)

The Commission reviewed the minutes of April 28, 2026.

Motion: To approve the minutes of April 28, 2026.

Made by Schiffer, seconded by Ventimilia.

Vote: 2-0-4 in favor, with Shyer, Cockerline, Riva, and Wells abstaining since they did not attend the meeting of April 28, 2026.

6. Correspondence:

a. Aquarion Water Company

The Commission reviewed and discussed the letter from Aquarion Water Company.

b. Timothy S. Hollister Attorney for Lime Rock Citizens Council

The Commission reviewed and discussed the letter from Attorney Timothy S. Hollister.

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.

13. Planning and Organization Discussion

b. Staffing/Consulting Reviewers

c. Commission Vacancies

LUD Conroy provided the Commission with an update on the next steps for the search for staffing/consulting reviewers and Commissioner search.

Public Hearing – 6:45pm

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 / *Open Hearing*

Secretary Riva read the legal notice to open the public hearing at 6:46pm. Applicant Claudia Pacicco Remley presented the application. The Commission discussed the application between themselves and with applicant Remley. There were no comments or questions from the public. A motion was made to close the public hearing at 6:56pm.

Motion: To close the public hearing.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Motion: To approve 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)

Made by Riva, seconded by Cockerline

Vote: 5-0-0 in favor.

Pending Business

9. #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 / *Possible Consideration*

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

Motion: To request an updated engineering review of application #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) /

Made by Shyer, seconded by Schiffer.

Vote: 3-2-0 in favor, with Cockerline and Riva voting against.

New Business

10. #2026-0317 / 28 Undermountain Road / Map 56, Lot 05 / Owner/Applicant: Dayana Herrera / Application for modified site plan associated with special permit #2024-0244 multifamily housing in

the Multifamily Housing Overlay District (Section 405). Proposal to construct 8'x16' shed and 5'x9' mudroom (Section 803.5) / DOR: 05/04/2026 / *Possible Consideration*

The Commission discussed the application between themselves and with applicant Dayana Herrera and Salisbury Housing Trust representative John Harney.

Motion: To approve application #2026-0317 / 28 Undermountain Road / Map 56, Lot 05 / Owner/Applicant: Dayana Herrera / Application for modified site plan associated with special permit #2024-0244 multifamily housing in the Multifamily Housing Overlay District (Section 405). Proposal to construct 8'x16' shed and 5'x9' mudroom (Section 803.5) / with the condition that the Salisbury Housing Trust approve the addition of the mudroom.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

11. #2026-0318 / 19 Main Street / Map 54, Lot 06 / Owner: Salisbury Center, LLC / Applicant: Kennedy Foods, LLC / Agent: William V. Grickis / Site Plan application for change of use of non-conforming low turnover restaurant to retail within an existing mixed-use building in the C20 Zone (Section 501) / DOR: 05/04/2026 / *Reception and Possible Consideration*

The Commission discussed the application between themselves and with Attorney Grickis.

Motion: To approve application #2026-0318 / 19 Main Street / Map 54, Lot 06 / Owner: Salisbury Center, LLC / Applicant: Kennedy Foods, LLC / Agent: William V. Grickis / Site Plan application for change of use of non-conforming low turnover restaurant to retail within an existing mixed-use building in the C20 Zone (Section 501) /

Made by Wells seconded by Riva.

Vote: 5-0-0 in favor.

12. #2026-0319 / 25 Morgan Lane / Map 64, Lot 06 / Owner: Brian McDevitt & Meghna Danton / Agent/Applicant Todd Parsons - Haley Ward / Special Permit application for vertical expansion of a non-conforming structure (Section 503.2) and Site Plan application for development activities in the Lake Protection Overlay District (Section 404) / DOR: 05/04/2026 / *Receive and Schedule Public Hearing for June 1, 2026*

Applicant Todd Parsons presented the application. The Commission discussed the application between themselves and with Applicant Parsons.

Motion: To schedule a public hearing on June 1, 2026 at 6:45pm via Zoom for application #2026-0319 / 25 Morgan Lane / Map 64, Lot 06 / Owner: Brian McDevitt & Meghna Danton / Agent/Applicant Todd Parsons - Haley Ward / Special Permit application for vertical expansion of a non-conforming structure (Section 503.2) and Site Plan application for development activities in the Lake Protection Overlay District (Section 404) /

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Other Business

13. Planning & Organization Discussion

a. Regulation Rewrite

LUD Conroy updated the Commission regarding next steps for regulation rewrites.

b. Staffing/Consulting Reviewers

The Commission briefly discussed the next steps in the search for a consulting reviewer.

c. Commission Vacancies

The Commission discussed preparations for interviewing potential candidates to fill Commission vacancies.

d. Utility of AI

Alternate Member Ventimilia confirmed there are no additional updates regarding the Utility of AI.

Tabled Business

14. #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 at 6:45pm via Zoom*

Adjournment

Motion: To adjourn the meeting at 8:15pm.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Respectfully Submitted,

Miles Todaro

Land Use Technical Specialist