

SALISBURY PLANNING AND ZONING COMMISSION

MEETING MINUTES

MONDAY May 18, 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)

Members Absent:

Jen Ventimilia (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 6:32PM. A quorum was established with four regular members present (Chair Shyer, Vice Chair Cockerline, Secretary Riva, Regular Member Schiffer). Alternate Member Wells was also present and seated to vote.

2. Approval of the Agenda

Motion: To approve the agenda.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

3. Minutes of April 20, 2026

Motion: To approve the minutes of April 20, 2026.

Made by Riva, seconded by Schiffer.

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

4. Minutes of May 12, 2026 (Special)

Motion: To approve the minutes of May 12, 2026.

Made by Riva, seconded by Schiffer.

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

5. Minutes of May 4, 2026 – *pending*

6. 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.

8. #2026-0320 / 16 Farnum Road / Map 49, Lot 107 / Owners: Amy Wright & Elmore Torn Est. / Applicant: Andrus Nichols / Special Permit application for change of use from single-family residential to theater in the Flood Plain Overlay District (Sections 401.3) and Parking for Existing Building in CG20 Zone (Sections 703.7) / DOR: 05/18/2026 / *Reception and Schedule Public Hearing for June 15, 2026*

The commission discussed the application between themselves and with applicant Andrus Nichols.

Motion: To schedule a public hearing on Monday June 15, 2026 at 6:45PM via Zoom for application #2026-0320 / 16 Farnum Road / Map 49, Lot 107 / Owners: Amy Wright & Elmore Torn Est. / Applicant: Andrus Nichols / Special Permit application for change of use from single-family residential to theater in the Flood Plain Overlay District (Sections 401.3) and Parking for Existing Building in CG20 Zone (Sections 703.7) / DOR: 05/18/2026 / Made by Riva, seconded by Cockerline.
Vote: 5-0-0 in favor.

Public Hearing – 6:45pm

7. #2026-0315 / Lime Rock Park II, LLC / Regulation Amendment – Section 221 “Additional Requirements for Uses in RE Zone” / DOR: 04/06/2026 / *Open Hearing*
Secretary Riva read the legal notice to open the public hearing at 6:47PM. Applicant representatives Dicky Riegel and Bill Rueckert presented the application. The Commission discussed the application between themselves and with the applicant representatives. The hearing was opened to public comment at 7:43PM, and one member of the public provided comment. A motion was made to continue the hearing at 7:48PM.

Motion: To continue the public hearing to June 1, 2026 at 6:45PM via Zoom.
Made by Cockerline, seconded by Riva.
Vote: 5-0-0 in favor

Motion: To authorize the issuance of a temporary Zoning Permit for the event that begins on Thursday May 21, 2026 under the unusual circumstances associated with the stipulated agreement.
Made by Riva, seconded by Cockerline.
Vote: 5-0-0 in favor.

New Business

9. #2026-0321 / 94 Salmon Kill Road / Map 11, Lot 31 / Owner/Applicant: Michael S Shuster & Deborah A. Morel / Agent: Dovetail Design & Consulting, LLC / Special Permit application for Detached Apartment on Single-family Residential Lot (Section 208) / DOR: 05/18/2026 / *Reception and Schedule Public Hearing for June 15, 2026*
The commission discussed the application between themselves and with agent George Rein.

Motion: To schedule a public hearing on Monday June 15, 2026 at 6:45PM for application #2026-0321 / 94 Salmon Kill Road / Map 11, Lot 31 / Owner/Applicant: Michael S Shuster & Deborah A. Morel / Agent: Dovetail Design & Consulting, LLC / Special Permit application for Detached Apartment on Single-family Residential Lot (Section 208) / DOR: 05/18/2026 / Made by Cockerline, seconded by Riva.
Vote: 5-0-0 in favor.

Pending Business

10. #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 / *Tabled – Pending Engineering*
The Commission discussed the application between themselves and with Applicant Chuck Tuz and applicant’s engineer George Johannesen.

Other Business

11. Planning & Organization Discussion

a. Regulation Rewrite

LUD Conroy updated the Commission on the status of the work to address changes required by HB 8002 in the regulations.

b. Staffing/Consulting Reviewers

Chair Shyer updated the Commission that she plans on scheduling time to interview the final two or three candidates with LUD Conroy.

c. Commission Vacancies

Chair Shyer reminded the Commission that a special meeting is scheduled for the upcoming Thursday to interview another candidate and make a recommendation to the selectmen.

d. Utility of AI

LUD Conroy let the Commission know she is able to use the AI-created report provided by Alternate Member Ventimilia to aid the regulation rewrite.

Tabled Business

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 / *Public Hearing June 1, 2026*

Adjournment

Motion: To adjourn the meeting at 8:14pm.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Respectfully Submitted,

Miles Todaro

Land Use Technical Specialist