

**SALISBURY PLANNING AND ZONING COMMISSION**

**MEETING AGENDA**

**MONDAY MAY 18, 2026 – 6:30 PM**

*Remote Meeting by Live Internet Video Stream and Telephone in Accordance with CT Gen Stat § 1-225a*

**Meeting Link**

Join Zoom Meeting

<https://us06web.zoom.us/j/82169205864?pwd=JbSzNCcdNZz7IjMxskZhOGZlNdkN.1>

Webinar ID: 821 6920 5864

Passcode:431228

Dial (for higher quality, dial a number based on your current location):

+1 646 558 8656 US (New York)

International numbers available: <https://us06web.zoom.us/j/kjmHdaCwV>

**Brief Items and Announcements**

1. Call to Order / Establish Quorum
2. Approval of the Agenda
3. Minutes of April 20, 2026
4. Minutes of May 12, 2026 (Special)
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.*

**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*

**New Business**

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*
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*

**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*

**Other Business**

11. Planning & Organization Discussion
  - a. Regulation Rewrite
  - b. Staffing/Consulting Reviewers
  - c. Commission Vacancies

d. Utility of AI

**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**