

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

Monday May 18, 2026 - 6:30PM

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)

7

8 **Brief Items and Announcements**

9 1. Call to Order / Establish Quorum

10

11 Chair Shyer called the Regular Meeting to order at 6:32PM. There were four regular members present
12 (Cathy Shyer, Allen Cockerline, Bob Riva, Dr. Danella Schiffer). Alternate Member Beth Wells was also
13 present. Chair Shyer appointed Alternate Member Wells as voting member.

14

15 2. Approval of Agenda

16

17 **Motion:** To approve the agenda.

18 Made by Cockerline, seconded by Riva.

19 Vote: 5-0-0 in favor.

20

21 3. Minutes of April 20, 2026

22

23 Vice Chair Cockerline and Alternate Member Wells abstained from voting.

24

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

26 Made by Riva, seconded by Schiffer.

27 Vote: 3-0-2, with Cockerline and Wells abstained.

28

29 4. Minutes of May 12, 2026 (Special)

30

31 Vice Chair Cockerline and Alternate Member Wells abstained from voting.

32

33 **Motion:** To approve minutes of May 12, 2026 (Special).

34 Made by Riva, seconded by Schiffer.

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

36

37 5. Minutes of May 4, 2026 - pending

38

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

42

43 There was no public comment.

44

45 **New Business**

46 8. #2026-0320 / 16 Farnum Road / Map 49, Lot 107 / Owners: Amy Wright & Elmore Torn Est. /

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47 Applicant: Andrus Nichols / Special Permit application for change of use from single-family residential to
48 theater in the Flood Plain Overlay District (Sections 401.3) and Parking for Existing Building in CG20 Zone
49 (Sections 703.7) / DOR: 05/18/2026 / *Reception and Schedule Public Hearing for June 15, 2026*
50

51 LUD Conroy presented an application summary and explained the property was located in the CG20
52 Zone and in the Flood Plain Overlay District (FPOD). She explained the application proposed a change of
53 use from single-family residential to a public theater with added parking. Vice Chair Cockerline asked if
54 the property was originally approved as a theater. LUD Conroy replied it was built as a personal theater.
55

56 Applicant Andrus Nichols explained that there was a previous dwelling with a detached barn on the
57 property that was destroyed in 2001. She said the structure was rebuilt as a personal theater. Ms.
58 Nichols explained the proposal involved a ninety-nine-seat seasonal theater that would feature play
59 performances. The existing dwelling space would no longer be utilized as an apartment and was
60 proposed as a green room, dressing room, and office space.
61

62 Ms. Nichols explained that a neighboring business, Herrington's, offered use of their parking lot outside
63 of their hours of operation. The lot has twenty-seven striped parking spaces with room for an additional
64 eight cars.
65

66 **Motion:** To schedule a Public Hearing for application #2026-0320 / 16 Farnum Road / Map 49, Lot 107 /
67 Owners: Amy Wright & Elmore Torn Est. / Applicant: Andrus Nichols / Special Permit application for
68 change of use from single-family residential to theater in the Flood Plain Overlay District (Sections 401.3)
69 and Parking for Existing Building in CG20 Zone (Sections 703.7) / on Monday June 15, 2026 at 6:45PM via
70 Zoom.

71 Made by Riva, seconded by Cockerline.

72 Vote: 5-0-0 in favor.
73

74 **Public Hearing - 6:45PM**

75 7. #2026-0315 / Lime Rock Park II, LLC / Regulation Amendment - Section 221 "Additional Requirements
76 for Uses in RE Zone" / DOR: 04/06/2026 / *Open Hearing*
77

78 Secretary Riva read the legal notice to open the public hearing at 6:47PM. Applicant representatives
79 Dicky Riegel and Bill Rueckert joined the meeting to present the application. Mr. Riegel explained this
80 application requested to incorporate the revised submitted stipulation agreement into the Town Zoning
81 Code. Mr. Riegel said the stipulation was considered and approved on May 12, 2026 by Judge Lynch in
82 the Superior Court for the Judicial District of Litchfield.
83

84 Mr. Riegel explained the collaborative agreement is the outcome of a four-year process between Lime
85 Rock Park II LLC and the steering committee of the Lime Rock Citizens Council. He said the motion was
86 brought forward by Counsel in November 2025, and the first Public Hearing was on February 13, 2026.
87 He said the previous Stipulation Agreement was revised and introduced in 1988.
88

89 Mr. Riegel explained all racing would remain prohibited on Sundays. Muffled racing may occur Monday
90 through Saturdays from 9:00AM to 6:00PM. Mr. Riegel said racing hours until 10:00PM and overnight
91 racing up to five nights per year was eliminated in the revised agreement. Unmuffled racing may occur
92 from 9:00AM to 6:00PM on twenty-three Tuesdays per year, and ten Fridays and Saturdays. Mr. Riegel

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93 summarized that ten unmuffled race weekends per year would be permitted. An agreement was
94 achieved with neighboring Property Owners for three additional unmuffled racing days per year. Mr.
95 Riegel explained this would allow three event weekends hosted Thursday, Friday and Saturday. This
96 agreement would allow Lime Rock Park to attract host organizations that require three consecutive days
97 of racing.

98
99 Mr. Riegel said drifting was allowed on scheduled, unmuffled racing days, no more than once per year.
100 He explained their GRIDLIFE Event would be hosted in August on two consecutive days. There would be
101 no more than three demonstrations per day, with each demonstration limited to fifteen minutes. Mr.
102 Riegel explained voluntary restrictions were instituted for the track loudspeakers. Outside of 9:00AM-
103 6:00PM, there would be inward facing paddock speaker use only. He said Lime Rock Park was voluntarily
104 monitoring and limiting decibel levels to comply with the Connecticut Highway Ordinance. He confirmed
105 noise levels emitting from the park do not exceed seventy-eight decibels.

106
107 Mr. Riegel said motorcycle racing remained prohibited. He said Sunday events were limited to six
108 fundraising events per year, and non-racing motor sports events were limited to five per year. He
109 explained traffic control measures were submitted for all major racing, three-day, and Sunday events.
110 Mr. Rueckert stated the regulation amendment was a collaborative effort brought forward together
111 without disagreement between Lime Rock Park and neighboring Property Owners.

112
113 Commissioner Schiffer asked if unmuffled racing was preferred. Mr. Riegel replied that preference
114 depended on the event, vehicle, and individual. Vice Chair Cockerline asked if unmuffled races had
115 higher ticket sales. Mr. Riegel replied yes, because unmuffled races were often major public facing
116 events.

117
118 Vice Chair Cockerline expressed concern with drifting being included in the stipulated agreement. He
119 believed a limited amount of drifting could still produce an offensive amount of smoke. Vice Chair
120 Cockerline suggested that preventing drifting could be considered protection of public health and safety.
121 Mr. Riegel understood his perspective and believed their proposed drifting schedule was dramatically
122 limited. He said tire compounds were taken into consideration to reduce the volume of smoke produced.
123 Mr. Riegel said the proposed drifting was a compromise which allowed Lime Rock Park to attract fans
124 alongside bringing economic value to the community. Chair Shyer shared Vice Chair Cockerline's
125 concerns and believed drifting could be a controversial topic with the public. Mr. Riegel added there are
126 operational air quality measurement systems that are automatically reported to the State of
127 Connecticut. Chair Shyer asked how long the air quality measurement systems were in place. Mr. Riegel
128 replied three years.

129
130 LUD Conroy questioned how the stipulated agreement would fit into the Zoning Regulations. Vice Chair
131 Cockerline believed the amendment must be discussed prior to adoption, and suggested the option of
132 granting a temporary Zoning Permit for Lime Rock Park's upcoming event. All Commission Members
133 agreed that issuing a temporary Zoning Permit would be the right path forward. Secretary Riva asked if a
134 video clip could be provided as an example of drifting vehicles characteristic of the GRIDLIFE event. Mr.
135 Riegel confirmed it could.

136
137 Chair Shyer opened the floor to the public. There were no questions or comments from the public.

138

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139 Chair Shyer advised the Commission should seek professional consultation and legal advice to review the
140 stipulated agreement. Bill Rueckert suggested utilizing Attorney Tim Hollister who was familiar with the
141 documents to adjust the language to fit a regulatory document. Vice Chair Cockerline asked if the public
142 hearing could be closed and reopened alongside a temporary Zoning Permit being issued. LUD Conroy
143 advised to keep the public hearing open with a continuation.

144
145 Alternate Member Beth Wells mentioned an article previously posted by the Lime Rock Citizens Council
146 with concerns about drifting vehicles being properly evaluated. Doug Howes of the Lime Rock Citizens
147 Council joined the meeting and explained the article was published three years ago. Mr. Rueckert
148 explained there were previously no limitations on the drifting portion of events, which has now been
149 limited through the stipulation agreement.

150
151 **Motion:** To continue the public hearing on June 1, 2026 at 6:45PM via Zoom.
152 Made by Cockerline, seconded by Riva.
153 Vote: 5-0-0 in favor.

154
155 **Motion:** To authorize the issuance of a temporary Zoning Permit for the event that begins on Thursday
156 May 21, 2026 on the basis of the unusual circumstances associated with the stipulated agreement. Made
157 by Riva, seconded by Wells.
158 Vote: 5-0-0 in favor.

159
160 9. #2026-0321 / 94 Salmon Kill Road / Map 11, Lot 31 / Owner/Applicant: Michael S. Shuster & Deborah
161 A. Morel / Agent: Dovetail Design & Consulting, LLC / Special Permit application for Detached Apartment
162 on Single-family Residential Lot (Section 208) / DOR: 05/18/2026 / *Reception and Schedule Public*
163 *Hearing for June 15, 2026*

164
165 George Rein of Dovetail Design & Consulting, LLC explained the proposed application involved
166 reconstruction of an existing pool house. The pool house would be expanded but remain within the
167 existing footprint, including renovations of the pool and terraces. He said the property also has a guest
168 house with a bathroom and kitchenette. Mr. Rein explained the application also proposed removing the
169 existing kitchenette in the guest house so the pool house with kitchenette and full bath could be
170 considered the accessory apartment.

171
172 LUTS Todaro said there were no existing permits found for the pool house. Vice Chair Cockerline asked if
173 two apartments in accessory buildings were allowable with a Special Permit. LUD Conroy said there was
174 a Special Permit provision for multi-family with a maximum of three dwelling units allowed.
175 Commissioner Schiffer asked what the existing guest house would be considered after removal of the
176 kitchenette. Mr. Rein replied the building would still be used as a guest house. Commissioner Schiffer
177 asked if the guest house had a full bathroom. Mr. Rein confirmed it did. Chair Shyer said removal of the
178 kitchenette would ensure the guest house was not considered a residence under the Zoning Regulations.
179 There were no further questions or comments from the Commission.

180
181 **Motion:** To schedule a public hearing for application #2026-0321 / 94 Salmon Kill Road / Map 11, Lot 31
182 / Owner/Applicant: Michael S. Shuster & Deborah A. Morel / Agent: Dovetail Design & Consulting, LLC /
183 Special Permit application for Detached Apartment on Single-family Residential Lot (Section 208) / on
184 Monday June 15, 2026 at 6:45PM via Zoom.

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185 Made by Cockerline, seconded by Riva.

186 Vote: 5-0-0 in favor.

187

188 **Pending Business**

189 10. #2026-0316 / 117 Interlaken Road / Map 38, Lot 09 / Owners: James and Miriam Broner / Applicant:
190 Chuck Tuz / Site Plan application for additions to existing buildings in the Lake Protection Overlay District
191 (Section 404) / DOR: 04/20/2026 / *Tabled - Pending Engineering*

192

193 LUD Conroy explained she consulted with Town Consulting Engineer Tom Grimaldi, and was unable to
194 find previous records of the property being reviewed. She said Mr. Grimaldi believed the increase in
195 impervious surface percentages warranted an engineering review due to the property location and
196 recent Connecticut Stormwater Quality Manual changes.

197

198 Chuck Tuz asked if a contingency could be provided to ensure the project could commence prior to
199 completion of an engineering review. LUD Conroy commented that Mr. Grimaldi recommended
200 submission of drainage calculations. The applicant's Engineer George Johannesen explained he would
201 analyze the design capacity of the existing rain gardens against the proposed project. He said the rain
202 gardens could be expanded if necessary to accommodate additional stormwater drainage.

203

204 Mr. Johannesen said he could provide an engineering review and submit calculations before the next
205 meeting on June 1, 2026. He asked if he could discuss expectations with Tom Grimaldi directly, LUD
206 Conroy confirmed he could.

207

208 **Other Business**

209 11. Planning & Organization Discussion

210 a. Regulation Rewrite

211

212 LUD Conroy said she and LUTS Todaro were working on the regulation changes pertaining to House Bill
213 8002 and definitions previously modified by the Commission last year.

214

215 b. Staffing/Consulting Reviewers

216

217 Chair Shyer said consulting planner interviews would be scheduled and an update would be provided at
218 the June 1, 2026 meeting.

219

220 c. Commission Vacancies

221

222 Chair Shyer explained a special meeting was scheduled for May 21, 2026 at 5:20PM for interviewing
223 candidates, deliberations and a Commission recommendation to the First Selectman.

224

225 d. Utility of A.I

226

227 LUD Conroy said a report provided by Alternate Member Ventimilia was being utilized for reference with
228 the regulation rewrite.

229

230 **Tabled Business**

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231 12. #2026-0319 / 25 Morgan Lane / Map 64, Lot 06 / Owner: Brian McDevitt & Meghna Danton /
232 Agent/Applicant Todd Parsons - Haley Ward / Special Permit application for vertical expansion of a non-
233 conforming structure (Section 503.2) and Site Plan application for development activities in the Lake
234 Protection Overlay District (Section 404) / DOR: 05/04/2026 / *Public Hearing June 1, 2026*

235

236 **Adjournment**

237

238 **Motion:** To adjourn the meeting at 8:14PM.

239 Made by Cockerline, seconded by Riva.

240 Vote: 5-0-0 in favor.

241

242

243

244 Respectfully Submitted,

245 Erika Spino

246 Secretary of Minutes