

SALISBURY PLANNING AND ZONING COMMISSION

MEETING MINUTES

MONDAY JUNE 1, 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 6:31PM. A quorum was established with four regular members present (Chair Shyer, Vice Chair Cockerline, Secretary Riva, Regular Member Schiffer).

2. Approval of the Agenda

LUD Conroy and Chair Shyer requested to change agenda item 12. b. to “Executive Session to Discuss Personnel Matters Related to Filling Staff/Consulting Reviewer positions”

Motion: To approve the agenda as amended.

Made by Riva, seconded by Schiffer.

Vote: 4-0-0 in favor.

3. Minutes of May 4, 2026 – *pending*

4. Minutes of May 18, 2026 – *pending*

5. Minutes of May 21, 2026 (Special)

Motion: To approve the minutes of Minutes of May 21, 2026.

Made by Riva, seconded by Schiffer.

Vote: 4-0-0 in favor.

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. Alternate Member Wells joined the meeting at 6:35PM and was seated as a voting member. The Commission proceeded to agenda items 12. a. and 12. c.

12. Planning & Organization Discussion

- a. Regulation Rewrite

LUD Conroy updated the Commission on the status of the draft housing bill regulation amendment. Alternate Member Ventimilia joined the meeting at 6:36PM.

- c. Commission Vacancies

Chair Shyer and LUD Conroy updated the Commission on the status of the appointment of new Commission members to fill Commission vacancies.

d. Utility of AI

Alternate Member Ventimilia clarified that next steps for this project will need to be defined.

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 / OH: 05/18/2026 / *Continue Hearing, Possible Consideration*

The public hearing continued at 6:45PM. The Commission discussed the application between themselves and with applicant representatives Dicky Riegel and Bill Rueckert. Mr. Riegel provided details on the new documents submitted for the record. Chair Shyer opened the hearing to questions and comments from the public at 7:08PM. A motion was made to continue the hearing at 7:36PM.

Motion: To continue the public hearing to June 15, 2026 at 6:45PM via Zoom.

Made by Riva, seconded by Wells.

Vote: 5-0-0 in favor.

8. #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 / *Open Hearing, Possible Consideration*

Secretary Riva read the legal notice to open the public hearing at 7:38PM. Applicant Todd Parsons presented the application. The Commission discussed the application between themselves and with Mr. Parsons. Chair Shyer opened the hearing to questions and comments from the public at 7:55PM. A motion was made to close the public hearing at 7:57pm.

Motion: To close the public hearing.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Motion: To approve 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) / with the condition that the walkway is adjusted to reduce the total impervious surface area by 0.4% and the following conditions recommended by the Town consulting engineer:

1. **The Applicant shall insure that all of the requirements/conditions of the existing easement, over land N/F #25 Morgan Lane in favor of land N/F #29 Morgan Lane, shall be met and followed throughout the project duration, such as but not limited to, safe ingress and egress, etc.**
2. Final approved plans shall have live signature and embossed seal of the Engineer of Record. These shall be submitted to the Town of Salisbury Land Use Director prior to any construction.
3. **The Erosion and Sedimentation Control Measures Bond is set at \$6,588.00. The bond shall be a cash bond payable to the “Town of Salisbury”**
4. A Pre-Construction Meeting with the Town staff prior to the start of construction to inspect E & S control measures and to discuss construction sequencing/phasing.

5. During the construction process, the Owner/Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town of Salisbury staff and/or the Consulting Town Engineer.
6. Inspections of the erosion and sedimentation control measures shall be completed daily, prior to impending inclement weather, and after every rain storm event of 0.5 inches of rainfall or greater. The required repairs and/or maintenance of all erosion and sedimentation control measures shall be completed by the Applicant immediately after the inspection(s) and until a permanent vegetated cover is established (70% turf establishment shall be required).
7. Inspection requirements, by the Consulting Town Engineer, shall be determined by the Commission.
8. **Review and approval by the Torrington Area Health District is required prior to the issuance of a Building Permit.**
9. **Prior to the issuance of the zoning permit, the following shall be met:**
 - a. Posting of the erosion and sedimentation control bond as set by the Consulting Town Engineer.
10. **An As-Built Site Improvement and Grading Plan in accordance with Town "Existing Conditions and As-Built Survey Requirements," shall include topography/locations of all altered areas within the limit of disturbance, to include but not limited to the drainage improvements. Said map shall be submitted to the Consulting Town Engineer and the Land Use Director for review/approval, after all the site work is completed, and prior to requesting the release of the E & S Bond. Said map shall be prepared by a State of Connecticut Registered Land Surveyor.**
11. A final site inspection shall be completed by the Land Use Director and/or the Consulting Town Engineer prior to the release of the Erosion & Sedimentation Control Bond. Please note: This inspection shall only take place after receipt of the **As-Built Site Improvement and Grading Plan**, as required in item #9 above.
12. **Any revisions to the approved plans, as required by other reviewing entities, whether private, local, state, and/or federal, shall be submitted to the Town of Salisbury for review/approval.**

Made by Riva, seconded by Cockerline.

Vote: 5-0-0 in favor.

New Business

9. #2026-0322 / 231 Twin Lakes Road / Map 24, Lot 2 / Owner: American School for the Deaf / Agent/Applicant: George Johannesen – Allied Engineering Associates, Inc. / Site Plan application for development activities including a new driveway and septic systems in the Lake Protection Overlay District (Section 404) / DOR: 06/01/2026 / *Reception and Possible Consideration*

Applicant George Johannesen presented the application. The Commission discussed the application between themselves and with Mr. Johannesen.

Motion: To approve application #2026-0322 / 231 Twin Lakes Road / Map 24, Lot 2 / Owner: American School for the Deaf / Agent/Applicant: George Johannesen – Allied Engineering Associates, Inc. / Site Plan application for development activities including a new driveway and septic systems in the Lake Protection Overlay District (Section 404) /

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

10. #2026-0323 / 62 Rock Lane / Map 66, Lot 27 / Owner: Jeffrey & Naomi Bravin, Linda Williams & Wesley Miller / Agent/Applicant: George Johannesen – Allied Engineering Associates, Inc. / Special

Permit application for detached apartment on single-family residential lot (Section 208) / DOR: 06/01/2026 / *Receive and Schedule Public Hearing for 07/06/2026*

Applicant George Johannesen presented the application. The Commission discussed the application between themselves and with Mr. Johannesen.

Motion: To schedule a public hearing on July 6, 2026 at 6:45PM via Zoom for application #2026-0323 / 62 Rock Lane / Map 66, Lot 27 / Owner: Jeffrey & Naomi Bravin, Linda Williams & Wesley Miller / Agent/Applicant: George Johannesen – Allied Engineering Associates, Inc. / Special Permit application for detached apartment on single-family residential lot (Section 208) / Made by Cockerline, seconded by Riva.
Vote: 5-0-0 in favor.

Tabled Business

13. #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*

Mr. Johannesen updated the Commission regarding the status 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) / DOR: 04/20/2026 /

Other Business

11. #ZP-26-48 / 15 Undermountain Road (The White Hart) / Map 56, Lot 33 / Owner: Deer Friends LLC / Applicant: Emily Vail / Temporary Zoning Permit Application for seasonal operation of an outdoor pizza oven for a period that extends from June 2026 through October 2026 / *Possible Consideration*

Vice Chair Cockerline recused himself from this application. Alternate Member Ventimilia was seated as a voting member in place of Vice Chair Cockerline. The Commission discussed the application between themselves and with Attorney Emily Vail.

12. Planning & Organization Discussion

- b. Executive Session to Discuss Personnel Matters Related to Filling Staff/Consulting Reviewer positions

Chair Shyer invited all present Commission Members and Staff into the executive session. A motion was made to go into executive session at 8:48PM.

Motion: To go into executive session to discuss personnel matters related to filling staff/consulting reviewer positions, inviting all present Commission Members and Staff.

Made by Riva, seconded by Ventimilia

Vote: 5-0-0 in favor.

Vice Chair Cockerline returned at 8:48PM. The Commission and Staff entered the executive session at 8:49PM. The Commission and Staff returned from the executive session at 8:59PM. LUD Conroy announced that no actions were taken during executive session.

Tabled Business

13. #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*

14. #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 / *Public Hearing Scheduled for June 15, 2026*

15. #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 / *Public Hearing Scheduled for June 15, 2026*

Adjournment

Motion: To adjourn the meeting at 8:59PM.

Made by Riva, seconded by Ventimilia.

Vote: 5-0-0 in favor.

Respectfully Submitted,

Miles Todaro

Land Use Technical Specialist