

**SALISBURY PLANNING AND ZONING COMMISSION
MEETING MINUTES**

MONDAY JUNE 15, 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)
Alice Macchi (Regular Member)
Jen Ventimilia (Alternate Member)

Members Absent:

Beth Wells (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 five regular members in attendance (Chair Shyer, Vice Chair Cockerline, Secretary Riva, Regular Member Schiffer, and Regular Member Macchi). Alternate Member Ventimilia was also in attendance.

2. Approval of the Agenda

Chair Shyer requested to add “Executive Session to Discuss the Planning and Zoning Commission’s Vacant Alternate Position” to the end of agenda item 12. Planning and Organization Discussion.

Motion: To approve the agenda as amended.

Made by Riva, seconded by Cockerline.

Vote: 5-0-0 in favor.

3. Minutes of May 4, 2026

The Commission discussed potential amendments to the minutes of May 4, 2026.

Motion: To approve the minutes of May 4, 2026 as amended.

Made by Riva, seconded by Cockerline.

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

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

5. Minutes of June 1, 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.

The Commission advanced to agenda item 10.

New Business

10. #2026-0324 / 220, 226, 228 Salmon Kill Road / Map 7, Lots 8 and 9 / Owner/Applicant: Robert A. Belter / Agent: Mathias Kiefer (Lamb Kiefer Land Surveyors, LLC) / Family Subdivision Resulting in the Creation of One New Lot / DOR: 06/15/2026 / *Reception and Possible Consideration*

The Commission discussed the application between themselves and with application agent Mathias Kiefer.

Motion: To approve application #2026-0324 / 220, 226, 228 Salmon Kill Road / Map 7, Lots 8 and 9 / Owner/Applicant: Robert A. Belter / Agent: Mathias Kiefer (Lamb Kiefer Land Surveyors, LLC) / Family Subdivision Resulting in the Creation of One New Lot / DOR: 06/15/2026 / Made by Cockerline, seconded by Riva.
Vote: 5-0-0 in favor.

Public Hearing – 6:45pm

7. #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 / *Open Hearing, Possible Consideration*

Secretary Riva read the legal notice to open the hearing at 6:48PM. The commission discussed the application between themselves and with application agent George Rein of Dovetail Design & Consulting, LLC. There were no questions or comments from the public. A motion was made to close the hearing at 6:55PM.

Motion: To close the public hearing.
Made by Cockerline, seconded by Riva.
Vote: 5-0-0 in favor.

Motion: To approve 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 Riva, seconded by Cockerline.
Vote: 5-0-0 in favor.

8. #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 6:57PM. The Commission discussed the application between themselves and with applicant representatives Dicky Riegel and Bill Rueckert. There were no comments or questions from the public. A motion was made to continue the hearing at 7:45PM.

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

9. #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 / *Open Hearing, Possible Consideration*
Secretary Riva read the legal notice to open the public hearing at 7:46PM. The Commission discussed the application between themselves and with applicant Andrus Nichols. The hearing was opened to the public at 8:12PM, and two members of the public provided comment. A motion was made to close the hearing at 8:25PM.

Motion: To close the public hearing.
Made by Cockerline, seconded by Riva.
Vote: 5-0-0 in favor.

Motion: To approve 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 / with the following conditions:

1. A crossing guard at the Farnum road crossing shall be utilized before and after each performance.
2. Employees shall park remotely, and not utilize the Herrington's parking spaces.

Made by Riva, Seconded by Cockerline.

Regular Member Macchi asked if the seating capacity and hours should be added to the motion. The Commission discussed amending the motion.

Motion: To approve 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 / with the following conditions:

1. A crossing guard at the Farnum road crossing shall be utilized before and after each performance.
2. Employees shall park remotely, and not utilize the Herrington's parking spaces.
3. Parking flexibility is limited to a 99-seat capacity Theater.

Made by Riva, seconded by Cockerline.
Vote: 5-0-0 in favor.

Pending Business

11. #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 / Act or Extension by 06/24/2026 / *Tabled – Pending Engineering*

The Commission discussed the application between themselves and with Applicant Chuck Tuz and Applicant's engineer George Johannesen.

Other Business

12. Planning & Organization Discussion

- a. Regulation Rewrite

LUD Conroy reviewed the draft regulation document with the Commission.

- b. Staffing

The Commission did not discuss this agenda item.

- c. Commission Vacancies

The Commission did not discuss this agenda item.

- d. Utility of AI

The Commission did not discuss this agenda item.

- e. Executive Session to Discuss the Planning and Zoning Commission's Vacant Alternate Position

Chair Shyer invited all Commission Members and Staff present to the executive session. A motion was made to enter the executive session at 9:34PM.

Motion: To go into the executive session to discuss the Planning and Zoning commission's vacant alternate position.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

The Commission returned from executive session at 9:40PM. Chair Shyer announced that no motions were made and no votes were taken during the executive session.

Tabled Business

13. #2026-0323 / 62 Rocky 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 / *Public Hearing Scheduled for July 6, 2026 at 6:45PM via Zoom*

Adjournment

Motion: To adjourn the meeting at 9:40PM.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Respectfully Submitted,

Miles Todaro

Land Use Technical Specialist