

SALISBURY PLANNING AND ZONING COMMISSION

MEETING AGENDA

MONDAY JUNE 15, 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/83768674110?pwd=btSiUw1HYHf3XojGXzg3PywvdGKike.1>

Webinar ID: 837 6867 4110

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Brief Items and Announcements

1. Call to Order / Establish Quorum
2. Approval of the Agenda
3. Minutes of May 4, 2026
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.*

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*
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*
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*

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*

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*

Other Business

12. Planning & Organization Discussion
 - a. Regulation Rewrite
 - b. Staffing
 - c. Commission Vacancies
 - d. Utility of AI

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