

SALISBURY PLANNING AND ZONING COMMISSION

MEETING MINUTES

MONDAY JULY 6, 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)
Bob Riva (Secretary)
Dr. Danella Schiffer (Regular Member)
Alice Macchi (Regular Member)
Beth Wells (Alternate Member)

Members Absent:

Allen Cockerline (Vice Chair)
Jen Ventimilia (Alternate Member)

Staff Present:

Abby Conroy (Land Use Director)
Miles Todaro (Land Use Technical Specialist)
Jeremy DeCarli (Interim Zoning Enforcement Officer)

Brief Items and Announcements

1. Call to Order / Establish Quorum

Chair Shyer called the meeting to order at 6:30pm. A quorum was established with four regular members present (Chair Shyer, Secretary Riva, Regular Member Schiffer, Regular Member Macchi). Alternate Member Wells was also present and seated as a voting member.

2. Approval of the Agenda

LUD Conroy noted that because of widespread power outages caused by a recent storm, the two public hearings would be continued, and all other agenda items except 7. "Appointment of Interim Zoning Enforcement Officer" would be tabled. Chair Shyer announced that this is LUD Conroy's last meeting with the Commission, and expressed her appreciation for her years of service.

Motion: To approve the agenda as amended.

Made by Riva, seconded by Schiffer.

Vote: 5-0-0 in favor.

3. Minutes of May 18, 2026

Tabled.

4. Minutes of June 1, 2026 – *pending*

5. Minutes of June 15, 2026 – *pending*

6. Correspondences

- a. Bruce Palmer
- b. Lori Shepard

Tabled.

7. Appointment of Interim Zoning Enforcement Officer

Chair Shyer introduced Jeremy DeCarli of Tyche Planning and Policy Group. Mr. DeCarli provided information on his experience and qualifications.

Motion: To appoint Jeremy DeCarli as the Town of Salisbury's Interim Zoning Enforcement Officer, effective July 6, 2026.

Made by Shyer, seconded by Riva.

Vote: 5-0-0 in favor.

8. 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

9. #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 / Close by: ~~06/22/2026~~ / Extension granted to 07/06/2026 / *Continue Hearing, Possible Consideration*

LUD Conroy announced that the applicant agreed in writing to a continuation of the hearing to the next regular meeting on 07/20/2026. A motion was made to continue the hearing at 6:45pm.

Motion: To open the hearing for application #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 / and to continue the hearing to 07/20/2026 at 6:45pm via Zoom.

Made by Riva, seconded by Macchi.

Vote: 5-0-0 in favor.

10. #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 / *Open Hearing, Possible Consideration*

Secretary Riva read the legal notice to open the hearing at 6:47pm. A motion was made to continue the hearing at 6:49pm via Zoom.

Motion: To continue the public hearing to 07/20/2026 at 6:45pm via Zoom, due to widespread power outages potentially affecting meeting attendance.

Made by Riva, seconded by Macchi.

Vote: 5-0-0 in favor.

New Business

11. #2026-0325 / 300 Between the Lakes Road / Map 67, Lot 07 / Owner/Applicant: 280 BTLR LLC (Jeffrey Keenan) / Agent: Todd Parsons / Site Plan Application for an apartment in a single family residence (Section 208) including modifications of approved site plan #2025-0305 (for development activities in the Lake Protection Overlay District associated with an addition to a single family residence) such as elimination of a portion of the proposed driveway, construction of new stone walls, and other associated site work. / DOR: 07/06/2026 / *Reception and Possible Consideration*
Tabled.

12. #2026-0326 / 26 Undermountain Road / Map 56, Lot 06 / Owner: Salisbury Housing Trust / Applicant: Ben Marhefk / Application to modify site plan associated with special permit (Section 803.5) #2024-0244 multifamily housing in the Multifamily Housing Overlay District (Section 405). Proposal to construct 10'x10' shed. / DOR: 07/06/2026 / *Reception and Possible Consideration*
Tabled.

13. #2026-0327 / 17 & 19 Perry Street / Map 47, Lot 37 E / Owner/Applicant: Salisbury Housing Trust (John Harney) / Application to modify site plan associated with special permit #2023-0226

multifamily housing in the multifamily housing overlay District (Section 405) to add two car port structures with roof solar panels (Section 803.5). / DOR: 07/06/2026 / *Reception and Possible Consideration*

Tabled.

Pending Business

14. #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 / Decision by ~~06/24/2026~~ / Extension granted through 07/06/2026 / *Tabled – Pending Engineering*

Tabled

Other Business

15. #ZP-26-55 / 112+138 Housatonic River Road / Map 16, Lot 13 / Owners: Thao & Scott Matlock / Applicant: Doug Cohn / Temporary Zoning Permit Application for Fundraising Event / *Possible Consideration*

Tabled.

16. #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*

Tabled.

17. Planning & Organization Discussion

- a. Regulation Rewrite
- b. Staffing
- c. Commission Vacancy

Tabled.

Adjournment

Motion: To adjourn the meeting at 6:51PM

Made by Riva, seconded by Schiffer.

Vote: 5-0-0 in favor.

Respectfully Submitted,

Miles Todaro

Land Use Technical Specialist