

SALISBURY PLANNING AND ZONING COMMISSION

MEETING AGENDA

MONDAY JULY 6 – 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/87035923751?pwd=ORMUEY2AweeJYZpUEebJOCeXCbana6.1>

Webinar ID: 870 3592 3751

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Brief Items and Announcements

1. Call to Order / Establish Quorum
2. Approval of the Agenda
3. Minutes of May 18, 2026
4. Minutes of June 1, 2026 – *pending*
5. Minutes of June 15, 2026 – *pending*
6. Correspondences
 - a. Bruce Palmer
 - b. Lori Shepard
7. Appointment of Interim Zoning Enforcement Officer
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*
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*

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*
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*

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*

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*

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*

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*

17. Planning & Organization Discussion
- a. Regulation Rewrite
 - b. Staffing
 - c. Commission Vacancy

Adjournment