

SALISBURY PLANNING AND ZONING COMMISSION

MEETING MINUTES

MONDAY JULY 20, 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)
Beth Wells (Alternate Member)
Jen Ventimilia (Alternate Member)

Members Absent:

Staff Present:

Miles Todaro (Land Use Technical Specialist)
Jeremy DeCarli (Interim Zoning Enforcement Officer)
Charles Andres (Attorney for the Commission)

Brief Items and Announcements

1. Call to Order / Establish Quorum

Chair Shyer called the meeting to order at 6:32 PM. A quorum was established with five members present (Chair Shyer, Vice Chair Cockerline, Secretary Riva, Regular Member Schiffer, and Regular Member Macchi). Alternate Members Wells and Ventimilia were also present.

2. Approval of the Agenda

Motion: To approve the agenda.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

3. Minutes of May 18, 2026

Motion: To approve the minutes of May 18, 2026

Made by Riva, seconded by Cockerline

Vote: 3-0-2 in favor, with Cockerline and Shyer abstaining as they did not read the minutes.

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

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

6. Minutes of July 6, 2026 – *pending*

7. Correspondences

a. Bruce Palmer

b. Lori Shepard

The Commission reviewed the submitted correspondences.

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.*

There was no public comment.

17. Planning & Organization Discussion

b. Staffing

Chair Shyer provided a brief update for the Commission.

c. Commission Vacancy

Chair Shyer provided a brief update for the Commission

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 07/20/2026 / *Possible Consideration*

The hearing continued at 6:45pm. The Commission discussed the application between themselves and with the applicant’s team. The hearing was opened to public comment at 8:05pm. A motion was made to continue the hearing at 8:36pm.

Motion: To continue the public hearing to 08/17/2026 at 6:45pm via Zoom.

Made by Cockerline, seconded by Riva.

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 / *Possible Consideration*

The hearing continued at 8:38pm. Applicant George Johannesen requested that the hearing be continued to a future meeting. A motion was made to continue the hearing at 8:42pm.

Motion: To continue the public hearing to 08/17/2026 at 6:45pm via Zoom.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Pending 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 / *Possible Consideration*

The Commission discussed the application between themselves and with Engineer Todd Parsons.

Motion: To approve application #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. /

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

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 / *Possible Consideration*

The Commission discussed the application between themselves and with Salisbury Housing Trust representative John Harney.

Motion: To approve application #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. / with the condition that Salisbury Housing Trust Approval must be obtained.

Made by Riva, seconded by Macchi.

Vote: 5-0-0 in favor.

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 / *Possible Consideration*

The Commission discussed the application between themselves and with Mr. Harney.

Motion: To approve application #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 /

Made by Riva, seconded by Macchi.

Vote: 5-0-0 in favor.

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 to 07/20/2026 / Extensions Possible to 08/28/2026 / *Pending Engineering*

The Commission discussed the application between themselves and with Applicant Chuck Tuz and Engineer George Johannesen.

Motion: To continue 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) / to the meeting on 08/03/2026.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

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*

The Commission discussed the application between themselves and with applicant Doug Cohn.

Secretary Riva left the meeting at 9:30pm. Alternate member Wells was appointed as a voting member in his place.

Motion: To authorize the Zoning Administrator to approve application #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 / with the following conditions:

1. The event shall not exceed 100 attendees.
2. The event's music shall end by 8:00pm.

Made by Cockerline, seconded by Macchi.

Vote: 5-0-0 in favor.

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*

Vice Chair Cockerline left the meeting at 9:20pm. Attorney Emily Vail updated the Commission that she would be meeting with Jeremy DeCarli.

17. Planning & Organization Discussion

a. Regulation Rewrite

Chair Shyer noted that Land Use Office is working on a status update regarding the regulation rewrite.

Adjournment

Motion: To adjourn the meeting at 9:22pm.

Made by Ventimilia, seconded by Schiffer.

Vote: 4-0-0 in favor.

Respectfully Submitted,

Miles Todaro

Land Use Technical Specialist