

SALISBURY PLANNING AND ZONING COMMISSION

MEETING AGENDA

MONDAY AUGUST 3 – 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/85991930974?pwd=8ka27zDi9nKA4QJEbq8QH2iqB64lFJ.1>

Webinar ID: 859 9193 0974

Passcode:942843

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Brief Items and Announcements

1. Call to Order / Establish Quorum
2. Approval of the Agenda
3. Minutes of June 1, 2026 – *pending*
4. Minutes of June 15, 2026 – *pending*
5. Minutes of July 6, 2026 – *pending*
6. Minutes of July 20, 2026 – *pending*
7. 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.*

New Business

8. 8-24 Referral – 7 Ethan Allen Street / Train Station Move
9. #2026-0328 / 11 Route 7 / Map 04, Lot 31-1 / Owner: Delbert L Auray Jr / Applicant: Patrick Mulberry / Special Permit Application for the Establishment of a Single Family Residential Use in the Inner Corridor of the Hosatonic River Overlay District (Section 402) and the Floor Plan Overlay District, with Associated Site Work (Section 401) / DOR: 08/03/2026 / *Schedule Hearing - 09/08/2026*

Pending Business

10. #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 08/03/2026 / Extensions Possible to 08/28/2026 / *Pending Engineering*

Other Business

11. Report of a Minor Modification to a Site Plan (Section 811.2) ZP-26-67 / 30 Main Street / Congregational Church of Salisbury Inc / New Generator in the Aquifer Protection Overlay District /
12. Planning & Organization Discussion
 - a. Regulation Rewrite
 - b. Staffing
 - c. Commission Vacancy

Tabled Business

13. #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 08/17/2026

14. #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: 08/17/2026

15. #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

Adjournment