

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

Monday June 1, 2026 - 6:30PM

Remote Meeting by Live Internet Video Stream and Telephone

Members Present:

Cathy Shyer (Chair)

Allen Cockerline (Vice Chair)

Bob Riva (Secretary)

Dr. Danella Schiffer (Regular Member)

Beth Wells (Alternate Member) (arrived 6:35PM)

Jen Ventimilia (Alternate Member) (arrived 6:36PM)

Members Absent:

Staff Present

Abby Conroy Land Use Director (LUD)

Miles Todaro Land Use Technical Specialist (LUTS)

Brief Items and Announcements

1. Call to Order / Establish Quorum

Chair Shyer called the Regular Meeting to order at 6:31PM. There were four regular members present (Cathy Shyer, Allen Cockerline, Bob Riva, Dr. Danella Schiffer).

2. Approval of Agenda

LUD Conroy suggested the following amendment:

Add "Executive Session" under "12. Planning & Organization Discussion b. Staffing/Consulting Reviewers".

Motion: To approve the agenda as amended.

Made by Riva, seconded by Schiffer.

Vote: 4-0-0 in favor.

3. Minutes of May 4, 2026 - *pending*

4. Minutes of May 18, 2026 - *pending*

5. Minutes of May 21, 2026 (Special)

Motion: To approve the minutes of May 21, 2026 (Special).

Made by Riva, seconded by Schiffer.

Vote: 4-0-0 in favor.

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.

There was no public comment.

Alternate Member Beth Wells joined the meeting at 6:35PM. Chair Shyer appointed Alternate Member Wells as voting member.

Other Business

12. Planning & Organization Discussion

a. Regulation Rewrite

LUD Conroy explained a drafted regulation amendment addressing the recent housing bill would be completed and sent to all Commissioners to review. She said questions and discussion would be scheduled on an upcoming meeting agenda.

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Alternate Member Ventimilia joined the meeting at 6:36PM.

c. Commission Vacancies

LUD Conroy said the Commission hosted two Special Meetings to interview candidates and vote for which candidates to recommend to the Board of Selectmen. The Commission voted to recommended Alice Macchi to fill the Full-Member vacancy, and Billy Sheil to fill the Alternate Member vacancy.

d. Utility of AI

Alternate Member Ventimilia said there are no updates at this time.

Public Hearing - 6:45PM

7. #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*

Dicky Riegel and Bill Rueckert joined the meeting. LUD Conroy explained additional materials for the application were submitted. She said the Land Use Office (LUO) issued a Temporary Zoning Permit for an upcoming racing event scheduled. No negative feedback from the public was received at the LUO.

The public hearing continued at 6:45PM. Mr. Riegel said at the previous public hearing, Commissioners requested that the proposed amendments be revised in order to be more easily adopted into Town Regulations. He explained Attorney Timothy Hollister adjusted the language and members of the Lime Rock Citizens Council (LRCC) reviewed the document before submission to the LUO. Mr. Riegel said two separate notices to neighboring properties and community members were submitted, alongside a letter to the Commission. He mentioned the topic of drifting was discussed in the letter as well from the LRCC and Lime Rock Park (LRP).

Chair Shyer said she required additional time to review the recently submitted documents and expressed concern with drifting events due to a GRIDLIFE event video submitted. Bill Rueckert said Lime Rock Park (LRP) had taken steps to reduce and contain smoke produced from drifting since the video was recorded in 2023. Chair Shyer asked if a current video example of drifting with additional precautions could be provided, Mr. Riegel said yes. Mr. Riegel explained LRP did not have limitations on any form of drifting based on the 1988 Town agreement, and they voluntarily limited drifting activities based on more recent collaboration with neighboring properties. He believed drifting was one of the track’s most popular activities and the business would experience significant loss if eliminated. Chair Shyer confirmed that in the proposed regulation amendment drifting is restricted to three fifteen-minute sessions per day, with ten cars maximum, over two consecutive days.

Vice Chair Cockerline expressed support for the proposal, and pointed out that drifting could potentially cause air quality concerns. Mr. Riegel replied that LRP installed air quality devices that automatically report to the state of Connecticut, and no air quality concerns had been presented. Secretary Riva asked how many air quality monitors were installed on the racetracks, Mr. Riegel replied one.

Commissioner Schiffer asked if LRP would take a leadership stance against drifting in the racing

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community. Mr. Riegel replied that he believed their leadership comes through collaboration with neighbors and community. He said that a partnership with GRIDLIFE attracts a younger crowd which is essential to the longevity of the business. Alternate Member Wells understood the need for LRP to stay relevant and keep business thriving, but wished striving for reduced air pollution could be prioritized. Alternate Member Ventimilia asked why unmuffled racing was preferred. Mr. Rueckert replied that mufflers reduce vehicle performance. Alternate Member Ventimilia asked if electric vehicles were raced at LRP. Mr. Riegel replied yes, GRIDLIFE offered a series with Tesla Model S electric vehicles.

Vice Chair Cockerline suggested that the Commission's Attorney Charles Andres would review changes made by Attorney Hollister and the public hearing would continue to an upcoming meeting on June 15, 2026.

Chair Shyer opened the floor to the Public.

Member of the public Hiram Williams said he objected to increased noise created from unmuffled racing events. Mr. Williams asked if other groups such as NASCAR required unmuffled events in order to host. Mr. Riegel replied yes, NASCAR required unmuffled racing.

Member of the public Denise Bibro mentioned she was a neighboring Property Owner. Ms. Bibro expressed appreciation for the owner's responsiveness to neighbors. She expressed concern with precedent established if new owners of LRP attempted to adjust restrictions in the future. She believed traffic that occurred during events was disruptive, and traffic monitoring should be the responsibility of LRP versus use of State Police. Mr. Riegel explained that monitoring of decibel levels was addressed in Section 9 of the Regulation Amendment. He said the data would be available to members of the Lime Rock Citizens Council or available to the public upon request. Mr. Riegel said LRP created efficient traffic solutions in collaboration with the Connecticut State Police. Mr. Riegel acknowledged and apologized for a closed parking lot which accidentally led to traffic issues over Labor Day weekend 2025. He added that all police presence is paid for by LRP.

Member of the public Lori Shepard said she believed speeding vehicles around Town increased on racing event weekends. Ms. Shepard suggested increasing speed sensitivity and awareness when events are scheduled. She asked if LRP considered the use of timed admission tickets to reduce entrance traffic to events. Mr. Riegel replied that engagement of State Police patrolling the nearby area was utilized during events. Data is received by LRP for the number of tickets and enforcement actions that occur during events. Mr. Rueckert explained an electronic ticketing system was installed two years ago to expedite guests entering the park.

Member of the public Abeth Slotnick asked if the proposed changes could commence without changing the Regulations. She suggested neighbors could determine whether or not the events were intrusive prior to adoption of the stipulation agreement. Mr. Riegel replied the proposed changes were a result of a five year collaborative effort with neighboring property owners, the LRCC and Steering Committee. He expressed confidence that neighbors had the opportunity to review activities for a compromise prior to the proposed application. Ms. Slotnick asked if any previous events were hosted where the proposed stipulations were practiced. Mr. Riegel replied yes, LRP had been in voluntary compliance with the revised terms of the stipulation since crafting.

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There were no further questions or comments from the Commission or public. Chair Shyer explained the application materials would be submitted to the Commission's attorney. LUD Conroy said an escrow was required.

Motion: To continue the public hearing on Monday June 15, 2026 at 6:45PM via Zoom.

Made by Riva, seconded by Wells.

Vote: 5-0-0 in favor.

8. #2026-0319 / 25 Morgan Lane / Map 64, Lot 06 / Owner: Brian McDevitt & Meghna Danton / Agent/Applicant: Todd Parsons - Haley Ward / Special Permit application for vertical expansion of a non-conforming structure (Section 503.2) and Site Plan application for development activities in the Lake Protection Overlay District (Section 404) / DOR: 05/04/2026 / *Open Hearing, Possible Consideration*

The public hearing opened at 7:37PM. Secretary Riva read the Legal Notice. Chair Shyer said an Engineering Review was received from Town Consulting Engineer Tom Grimaldi. Engineer Todd Parsons of Haley Ward Engineering presented a Site Map and explained the property was 1.03 acres in the R20 Zone. A majority of the property was located in the Lake Protection Overlay District (LPOD). He said the application proposed an addition to a pre-existing dwelling, with reconstruction of the front porch facing the lake. A second floor office space was proposed on the pre-existing garage. Mr. Parsons explained an Erosion Control Plan was submitted, and areas of the property would be isolated with fencing to prevent heavy equipment driving over existing septic tank locations. He said the Stormwater Management Plan had multiple proposed rain gardens that would oppress potential rainwater from the proposed roof addition. The existing gravel surface driveway and parking areas would be reconstructed as a permeable surface. Mr. Parsons added that landscape buffers were proposed to replace the lawn with a mixture of shrubs, perennials and ground cover plants near the lake shoreline.

Mr. Parsons said the application was submitted to Tom Grimaldi for review. After his initial comments were received, the application was resubmitted with changes. Mr. Grimaldi sent a second letter, satisfied with all changes made. Vice Chair Cockerline asked if commentary was provided from Mr. Grimaldi about the permeable surface driveway, Mr. Parsons replied no. Vice Chair Cockerline asked if stormwater drainage on Morgan Lane was sufficient. Mr. Parsons said the property sloped towards the north, but the road was a low traffic driveway that was relatively flat. He said an Operations and Maintenance Plan included limited application of salt, sand or de-icer in the winter.

Commissioner Schiffer mentioned the application had 10.3 percent of impervious surface proposed. She asked if construction could be reduced to meet the 10 percent maximum requirement in the LPOD. Mr. Parsons said the garage's footprint would not increase and the main dwelling's addition was modest. He suggested increasing the joint spacing between a proposed sidewalk system with a stone layer underneath to make the surface permeable. Chair Shyer asked what the impervious surface calculations would be with a permeable walkway, Mr. Parsons replied 9.9 percent.

Chair Shyer opened the floor to the public.

Member of the public Douglas Clifford mentioned he was a neighboring property owner and expressed support for the application as submitted.

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There were no further questions or comments from the Commission or public.

Motion: To close the public hearing at 7:57PM.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Motion: To approve application #2026-0319 / 25 Morgan Lane / Map 64, Lot 06 / Owner: Brian McDevitt & Meghna Danton / Agent/Applicant: Todd Parsons - Haley Ward / Special Permit application for vertical expansion of a non-conforming structure (Section 503.2) and Site Plan application for development activities in the Lake Protection Overlay District (Section 404) / with the condition that the walkway is adjusted to reduce the total impervious surface area by 0.4% and the following conditions recommended by the Town consulting engineer:

1. The Applicant shall insure that all of the requirements/conditions of the existing easement, over land N/F #25 Morgan Lane in favor of land N/F #29 Morgan Lane, shall be met and followed throughout the project duration, such as but not limited to, safe ingress and egress, etc.
2. Final approved plans shall have live signature and embossed seal of the Engineer of Record. These shall be submitted to the Town of Salisbury Land Use Director prior to any construction.
3. The Erosion and Sedimentation Control Measures Bond is set at \$6,588.00. The bond shall be a cash bond payable to the "Town of Salisbury"
4. A Pre-Construction Meeting with the Town staff prior to the start of construction to inspect E & S control measures and to discuss construction sequencing/phasing.
5. During the construction process, the Owner/Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town of Salisbury staff and/or the Consulting Town Engineer.
6. Inspections of the erosion and sedimentation control measures shall be completed daily, prior to impending inclement weather, and after every rain storm event of 0.5 inches of rainfall or greater. The required repairs and/or maintenance of all erosion and sedimentation control measures shall be completed by the Applicant immediately after the inspection(s) and until a permanent vegetated cover is established (70% turf establishment shall be required).
7. Inspection requirements, by the Consulting Town Engineer, shall be determined by the Commission.
8. Review and approval by the Torrington Area Health District is required prior to the issuance of a Building Permit.
9. Prior to the issuance of the zoning permit, the following shall be met:
 - a. Posting of the erosion and sedimentation control bond as set by the Consulting Town Engineer.
10. An As-Built Site Improvement and Grading Plan in accordance with Town "Existing Conditions and As-Built Survey Requirements," shall include topography/locations of all altered areas within the limit of disturbance, to include but not limited to the drainage improvements. Said map shall be submitted to the Consulting Town Engineer and the Land Use Director for review/approval, after all the site work is completed, and prior to requesting the release of the E & S Bond. Said map shall prepared by a State of Connecticut Registered Land Surveyor.
11. A final site inspection shall be completed by the Land Use Director and/or the Consulting Town Engineer prior to the release of the Erosion & Sedimentation Control Bond. Please note: This inspection shall only take place after receipt of the As-Built Site Improvement and Grading Plan, as required in item #9 above.

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12. Any revisions to the approved plans, as required by other reviewing entities, whether private, local, state, and/or federal, shall be submitted to the Town of Salisbury for review/approval.

Made by Riva, seconded by Cockerline.

Vote: 5-0-0 in favor.

New Business

9. #2026-0322 / 231 Twin Lakes Road / Map 24, Lot 2 / Owner: American School for the Deaf / Agent/Applicant: George Johannesen – Allied Engineering Associates, Inc. / Site Plan application for development activities including a new driveway and septic systems in the Lake Protection Overlay District (Section 404) / DOR: 06/01/2026 / *Reception and Possible Consideration*

LUD Conroy said this application received approval from the Inland Wetlands & Watercourses Commission (IWWC). Engineer George Johannesen explained there were three existing structures on the property, a garage building with two bathrooms, a cabin, and a one-bedroom dwelling. He said a small septic system outside of the garage building failed, and a new primary and reserve system was installed and tied into the neighboring cabin. Mr. Johannesen said the existing driveway was steep with poor sightlines. The application proposed a shifted driveway entrance that reduced the slope to 9 percent with sightlines over two-hundred feet in either direction.

Chair Shyer believed this application was a significant improvement for the property. There were no further questions or comments from the Commission.

Motion: To approve application #2026-0322 / 231 Twin Lakes Road / Map 24, Lot 2 / Owner: American School for the Deaf / Agent/Applicant: George Johannesen – Allied Engineering Associates, Inc. / Site Plan application for development activities including a new driveway and septic systems in the Lake Protection Overlay District (Section 404).

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

10. #2026-0323 / 62 Rock 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 / *Receive and Schedule Public Hearing for 07/06/2026*

Engineer George Johannesen explained this Special Permit application had proposed construction of a main dwelling and a secondary dwelling with an accessory apartment. He said a pre-existing cabin would be demolished with proposed construction of a five-bedroom dwelling and a three-bedroom detached accessory apartment. An existing driveway would be extended, and both dwellings would share a septic system. Mr. Johannesen said elevations of the building and approval from Torrington Area Health District would be received and submitted prior to the public hearing.

Motion: To schedule a public hearing on July 6, 2026 at 6:45PM via Zoom for application #2026-0323 / 62 Rock 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) /

Made by Cockerline, seconded by Riva.

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Vote: 5-0-0 in favor.

Tabled Business

13. #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 / *Tabled – Pending Engineering*

Mr. Johannesen reviewed the submitted application plans to verify the size and sufficiency of the proposed rain garden expansions. He calculated the water quality volume with new Stormwater Management Plan Regulations and suggested that one rain garden should increase by eight feet, and the other rain garden should increase by five feet to meet current requirements. LUD Conroy requested the additional materials be submitted so the Commission could act at an upcoming meeting.

Other Business

11. #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 recused himself. Attorney Emily Vail presented the application. Chair Shyer explained the applicant had come forward to the Commission for the same request in 2024 and 2025. Attorney Vail explained The White Hart offered pizzas in their established kitchen during the non-summer season. She said pizza sales increased during the summer months so a temporary outdoor pizza oven was proposed to meet demand without overwhelming the indoor kitchen. Ms. Vail explained the oven was temporary and removed from the property at the end of the season. Ms. Vail said a meeting occurred in April 2026 between representatives of The White Hart, LUD Conroy and Chair Shyer to discuss the possibility of a Special Permit. She said the White Hart was operating as a pre-existing non-conforming use and believed they would not meet Town Regulations required for a Special Permit to be issued.

LUD Conroy explained in 2024 the Commission approved a temporary Zoning Permit for the same use, and the LUO recommended the Applicant should follow avenues to come into compliance with Regulations and return for a Special Permit application. LUD Conroy said in 2025 the Applicant returned and there was a procedural discrepancy between the application being submitted as a Site Plan Approval versus a Temporary Zoning Permit. LUD Conroy presented a follow-up letter. She said the letter identified the Commission's decision and reiterated that no further temporary Zoning Permits would be issued. Chair Shyer explained that the April meeting was intended to discuss how new Town hotel definitions would allow The White Hart to achieve a conforming state and a Special Permit for outdoor dining. Chair Shyer added a Zoning Permit had not been granted for provisions or outdoor dining.

Secretary Riva asked how the issue could be remedied. Chair Shyer suggested The White Hart must receive a Special Permit and Zoning Permit for outdoor dining provisions. LUD Conroy said there may be a pathway to facilitate a temporary Zoning Permit on the basis that the Applicant pursued a Special Permit. Alternate Member Wells asked why the Applicant had not pursued a Special Permit. Ms. Vail replied a Special Permit process was not an automatic approval with uncertain flexibility, and The White Hart had always offered outdoor dining as part of its non-conforming use. Alternate Member Wells suggested that the Applicant should start a Special Permit process and the Commission could consider

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another temporary Zoning Permit. Chair Shyer and Secretary Riva agreed. Chair Shyer said the application could not be approved, but she wished to start working with the Applicant to solve the problem. Ms. Vail said she would discuss whether to withdraw the application with her client.

12. Planning & Organization Discussion

b. Executive Session: Staffing/Consulting Reviewers

Chair Shyer invited all present Commission Members and Staff into the executive session. A motion was made to go into executive session at 8:48PM.

Motion: To go into executive session to discuss personnel matters related to filling staff/consulting reviewer positions, inviting all present Commission Members and Staff.

Made by Riva, seconded by Ventimilia

Vote: 5-0-0 in favor.

Vice Chair Cockerline returned at 8:48PM. The Commission and Staff entered the executive session at 8:49PM. The Commission and Staff returned from the executive session at 8:59PM. LUD Conroy announced that no actions were taken during executive session.

To go into executive session to discuss personnel matters related to filling staff/consulting reviewer positions, inviting all present Commission Members and Staff.

Tabled Business

14. #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 / *Public Hearing Scheduled for June 15, 2026*

15. #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 / *Public Hearing Scheduled for June 15, 2026*

Adjournment

Motion: To adjourn the meeting at 8:59PM.

Made by Riva, seconded by Ventimilia.

Vote: 5-0-0 in favor.

Respectfully Submitted,

Erika Spino

Secretary of Minutes