

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

Monday July 6, 2026 - 6:30PM

Remote Meeting by Live Internet Video Stream and Telephone

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 (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, Bob Riva, Dr. Danella Schiffer, Alice Macchi). Alternate Member Beth Wells was also present.

Chair Shyer appointed Alternate Wells as voting member.

2. Approval of Agenda

LUD Conroy advised that all Agenda items were tabled except for Item #7, #9, and #10. She said the Public Hearings would be opened and continued.

Chair Shyer thanked the Commissioners, Applicants and Public for joining the Meeting under challenging circumstances under widespread power outages that prevented many from attending. She announced this was LUD Conroy's last Meeting, and acknowledged her six years of dedication for the Commission, Land Use Office and Town. LUD Conroy thanked the Commission.

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 - *tabled*

a. Bruce Palmer

b. Lori Shepard

7. Appointment of Interim Zoning Enforcement Officer

Chair Shyer explained Senior Planner Jeremy DeCarli of Tyche Planning and Policy Group would be working with the Commission and LUO one day per week until a new Land Use Director is employed. Jeremy DeCarli joined the Meeting, gave a brief introduction and described his credentials.

Motion: To appoint Jeremy DeCarli as the Interim Zoning Enforcement Officer for Salisbury commencing July 6, 2026, with Zoning Enforcement Officer Abby Conroy's term ending on July 10, 2026.

Made by Shyer, seconded by Riva.

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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 Comment was tabled.

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*

The Public Hearing continued at 6:45PM. LUD Conroy explained the Applicant granted a continuation to an upcoming Meeting.

Motion: To open and continue the Public Hearing for application #2026-0315 / Lime Rock Park II, LLC / Regulation Amendment – Section 221 “Additional Requirements for Uses in RE Zone” on Monday July 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*

The Public Hearing opened at 6:47PM. Secretary Riva read the Legal Notice. LUD Conroy said due to widespread power outages and inability for residents to participate, the Public Hearing would be continued at the next regularly scheduled Meeting.

Motion: To continue the Public Hearing for application #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) on Monday July 20, 2026 at 6:45PM via Zoom.

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*

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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 - *tabled*

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

Adjournment

Motion: To adjourn the Meeting at 6:51PM.
Made by Riva, seconded by Schiffer.
Vote: 5-0-0 in favor.

Respectfully Submitted,

Erika Spino

Secretary of Minutes