

SALISBURY PLANNING AND ZONING COMMISSION

MEETING MINUTES

MONDAY AUGUST 17, 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)
Jen Ventimilia (Alternate Member)

Members Absent:

Beth Wells (Alternate Member)

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 6:31PM. A quorum was established with five regular members present (Chair Shyer, Vice Chair Cockerline, Secretary Riva, Regular Member Schiffer, and Regular Member Macchi). Alternate Member Ventimilia was 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 June 1, 2026

The commission discussed potential amendments to the minutes. Further discussion of the minutes was tabled to a future meeting.

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

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

6. Minutes of July 20, 2026 – *pending*

7. Minutes of August 3, 2026 – *pending*

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.

Public Hearing – 6:45pm

11. #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 / Extension granted to 08/17/2026 / *Close Hearing*

The Commission discussed the application between themselves and with the applicant’s representatives. A motion was made to close the hearing at 7:24PM.

Motion: To close the public hearing.

Made by Cockerline, seconded by Riva.

Motion: To approve the proposed text amendment by Lime Rock Park II LLC, amending section 221 “Additional Requirements in the RE Zone” as amended by the Commission through and including its meeting of August 17, 2026 with the finding that the amendment is consistent with the plan of conservation and development, and in accordance with the Comprehensive Plan of Zoning with an effective date of September 7, 2026.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

12. #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 / Extension granted to 08/17/2026 / *Possible consideration*

The Commission discussed the application between themselves and with the Applicant.

Motion: To continue the public hearing of application #2026-0323 / 62 Rocky Lane / Map 66, Lot 27 / to a site walk to be held on Tuesday August 25, 2026 at 5:00PM at 62 Rocky Lane, and then continued to the regularly scheduled meeting of September 8, 2026.

Made by Macchi, seconded by Cockerline.

Vote: 5-0-0 in favor.

New Business

9. #2026-0330 / 19 Railroad Street / Map 56, Lot 56-1 / Owner/Applicant: Sharon Electric Company LLC / Special Permit application for Storage Warehouse (Section 205.2) / DOR: 08/17/2026 / *Reception and Schedule Hearing*

The Commission discussed the application between themselves and with the representatives of the applicant.

Motion: To schedule a hearing on September 21, 2026 after 6:45PM via Zoom for application #2026-0330 / 19 Railroad Street / Map 56, Lot 56-1 / Owner/Applicant: Sharon Electric Company LLC / Special Permit application for Storage Warehouse (Section 205.2) /

Made by Riva, seconded by Macchi

Vote: 5-0-0 in favor.

10. #2026-0331 / 52 East Main Street / Map 57, Lot 09 / Owner/Applicant: Olaf Olsen / Special Permit application for an apartment in an existing barn (section 208) / DOR: 08/17/2026 / *Reception and Schedule Hearing*

LUTS Todaro presented the application materials for the Commission. The Commission discussed the application between themselves.

Motion: To schedule a hearing on September 21, 2026 after 6:45PM via Zoom for application #2026-0331 / 52 East Main Street / Map 57, Lot 09 / Owner/Applicant: Olaf Olsen / Special Permit application for an apartment in an existing barn (section 208) /

Made by Riva, seconded by Cockerline.

Vote: 5-0-0 in favor.

13. #2026-0329 / 508 Twin Lakes Road / Map 69, Lot 18 / Owner/Applicant: Salisbury School Incorporated / renovation of existing dwellings and establishment of accessory apartment use (Section 208) / DOR: 08/17/2026 / *Reception and Schedule public hearing*

The Commission discussed the application between themselves and with Ken Romeo, a representative of the applicant.

Motion: To schedule a hearing on September 21, 2026 after 6:45PM via Zoom for application #2026-0329 / 508 Twin Lakes Road / Map 69, Lot 18 / Owner/Applicant: Salisbury School Incorporated / renovation of existing dwellings and establishment of accessory apartment use (Section 208) / Made by Riva, seconded by Macchi.

Vote: 5-0-0 in favor.

Other Business

14. Planning & Organization Discussion

a. Regulation Rewrite

ZEO Jeremy DeCarli provided an update for the Commission on the status of the draft regulation rewrite. The Commission agreed to refer the draft regulations to the Northwest Hills Council of Governments and schedule a public hearing for September 21, 2026 after 6:45PM via Zoom.

b. Staffing

c. Commission Vacancy

Tabled Business

15. #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 / *Hearing Scheduled for 09/08/2026*

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

Adjournment

Motion: To adjourn the meeting at 8:47PM.

Made by Riva, seconded by Macchi.

Vote: 5-0-0 in favor.

Respectfully Submitted,

Miles Todaro

Land Use Technical Specialist