

SALISBURY PLANNING AND ZONING COMMISSION

MEETING AGENDA

MONDAY AUGUST 17 – 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/87209644943?pwd=sKqTR2KQbmxsCpyaKX6CAsKBbg1LV7.1>

Webinar ID: 872 0964 4943

Passcode:209810

Dial (for higher quality, dial a number based on your current location):

+1 646 558 8656 US (New York)

International numbers available: <https://us06web.zoom.us/j/kcCHNKIrr1>

Brief Items and Announcements

1. Call to Order / Establish Quorum
2. Approval of the Agenda
3. Minutes of June 1, 2026
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.*

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*
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*

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*
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*

New Business

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*

Other Business

14. Planning & Organization Discussion

- a. Regulation Rewrite
- 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