

SALISBURY PLANNING AND ZONING COMMISSION

MEETING MINUTES

TUESDAY SEPTEMBER 8, 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)
Beth Wells (Alternate Member)
Jen Ventimilia (Alternate Member)

Members Absent:

Alice Macchi (Regular Member)

Staff Present:

Miles Todaro (Land Use Technical Specialist)
John Guskowski (TYCHE Planning & Policy Group)

Brief Items and Announcements

1. Call to Order / Establish Quorum

Chair Shyer called the meeting to order at 6:30pm. A quorum was established with four regular members present (Chair Shyer, Vice Chair Cockerline, Secretary Riva, Regular Member Schiffer). Alternate Member Ventimilia was also present and seated to vote.

2. Approval of the Agenda

Chair Shyer requested that agenda item 13 “Planning & Organization Discussion” be addressed between items 10 and 11.

Motion: To approve the agenda as amended.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

3. Minutes of June 1, 2026

The Commission discussed amendments to the minutes.

Motion: To approve the minutes of June 1, 2026 as amended.

Made by Riva, seconded by Cockerline.

Vote: 5-0-0 in favor

4. Minutes of June 15, 2026

The Commission discussed amendments to the minutes.

Motion: To approve the minutes of June 15, 2026 as amended.

Made by Riva, seconded by Ventimilia.

Vote: 5-0-0 in favor

5. Minutes of July 6, 2026

Alternate Member Beth Wells joined the meeting at 6:41pm.

Motion: To approve the minutes of July 6, 2026.

Made by Riva, seconded by Schiffer.

Vote: 4-0-1 in favor, with Shyer abstaining because she did not review the minutes.

6. Minutes of August 25, 2026 (Site Visit)

Motion: To approve the minutes of August 25, 2026.

Made by Ventimilia, seconded by Shyer.

Vote: 2-0-3 in favor, with Cockerline, Riva, and Schiffer abstaining since they did not attend the meeting of August 25, 2026.

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

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

9. Public Correspondence – Elizabeth Conn

10. 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.

13. Planning & Organization Discussion.

c. Commission Vacancy

Alternate member Wells announced that she would have to leave the Commission as her residency is changing.

Public Hearing – at or after 6:45pm

11. #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 Housatonic River Overlay District (Section 402) and the Flood Plain Overlay District, with Associated Site Work (Section 401) / DOR: 08/03/2026 / *Open Hearing*
Secretary Riva read the call to open the public hearing at 6:48pm. The Commission discussed the application between themselves and with applicant Patrick Mulberry. A motion was made to continue the hearing to 6:55pm.

Motion: To continue the public hearing to September 21, 2026 at 6:45pm via Zoom.

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: 06/01/2026 / Hearing Opened 07/06/2026 / Extension granted to 09/21/2026 / *Pending Engineering Review*

The hearing continued at 7:03pm. Chair Shyer explained that the applicant granted an extension to continue the hearing, to allow more time to receive the engineering review from the Town Engineer.

Motion: To continue the public hearing to September 21, 2026 at 6:45pm via Zoom.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

9. Public Correspondence – Elizabeth Conn

The Commission discussed the letter between themselves.

Other Business

13. Planning & Organization Discussion

a. Regulation Rewrite

Chair Shyer briefly summarized the status of the regulation rewrite.

b. Staffing

Chair Shyer briefly updated the Commission the pending Land Use Office staff position.

c. Commission Vacancy

Chair Shyer briefly updated the Commission that she's working on finding someone to fill the Commission vacancies.

Tabled Business

14. #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 / *Public Hearing Scheduled for 09/21/2026 after 6:45pm via Zoom*

15. #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 / *Public Hearing Scheduled for 09/21/2026 after 6:45pm via Zoom*

16. #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 / *Public Hearing Scheduled for 09/21/2026 after 6:45pm via Zoom*

17. #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 7:28pm.

Made by Cockerline, seconded by Ventimilia.

Vote: 5-0-0 in favor.

Respectfully Submitted,

Miles Todaro

Land Use Technical Specialist