

SALISBURY PLANNING AND ZONING COMMISSION

MEETING AGENDA

TUESDAY SEPTEMBER 8 – 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/84089888664?pwd=CF9VGYd9m4xnFirfbq7WXJrBCecZoX.1>

Webinar ID: 840 8988 8664

Passcode:256621

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

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*

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*

Other Business

13. Planning & Organization Discussion
 - a. Regulation Rewrite
 - b. Staffing
 - c. Commission Vacancy

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