

SALISBURY PLANNING AND ZONING COMMISSION

MEETING MINUTES

MONDAY SEPTEMBER 21, 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:

Staff Present:

Miles Todaro (Land Use Technical Specialist)
Jeremy DeCarli (Interim Zoning Enforcement Officer)

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 five regular members in attendance (Chair Shyer, Vice Chair Cockerline, Secretary Riva, Regular Member Schiffer, Regular Member Macchi, and Alternate Member Ventimilia.

2. Approval of the Agenda

Chair Shyer requested to add “Train Station Update” after agenda item 7. She also requested to move agenda item “14. Planning & Organization Discussion” before agenda item 8.

Motion: To approve the agenda as amended.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

3. Minutes of July 20, 2026 - tabled

4. Minutes of August 3, 2026 - tabled

5. Minutes of August 17, 2026 - tabled

6. Minutes of September 8, 2026 – *pending*

7. 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.

Member of the public Elizabeth Conn indicated that she wished to provide comment, but encountered technical difficulties. ZEO DeCarli suggested that the Commission return to public comment once Ms. Conn has resolved the technical difficulties.

7a. Train Station Update

Chair Shyer updated the Commission that the Land Use Office is working with the selectmen on putting together an application to move the train station building, which passed at Town Meeting.

14. Planning & Organization Discussion

a. Staffing

Chair Shyer updated the Commission that Michael Lucas has accepted the position of Land Use Coordinator.

b. Commission Vacancy

Chair Shyer briefly updated the Commission on her efforts to fill the Commission vacancies.

Public Hearing – at or after 6:45pm

8. #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 6:45pm. LUTS Todaro updated the Commission that the Applicant provided an extension to the meeting on October 5th. The Commission briefly discussed the application logistics with LUTS Todaro and Applicant George Johannesen.

9. #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 / *Possible Consideration*

The hearing continued at 6:47pm. The Commission discussed the application between themselves and with applicant Patrick Mulberry.

7. 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.*

Elizabeth Conn provided comment regarding Lime Rock Park. The Commission and ZEO DeCarli discussed the comments with Ms. Conn.

10. #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 / *Open Hearing*

Secretary Riva read the legal notice to open the hearing at 7:03pm. The Commission discussed the application between themselves and with applicant representatives Dawn Marti and Ken Romeo. The hearing was opened to public comment at 7:11pm. There was no public comment. A motion was made to close the hearing at 7:12pm.

Motion: To close the public hearing

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Motion: To approved 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 Cockerline.

Vote: 5-0-0 in favor.

11. #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 / *Open Hearing*

Secretary Riva read the legal notice to open the hearing at 7:14pm. The Commission discussed the application between themselves and with applicant representatives Shawn Duntz and Attorney William

Grickis. The hearing was opened to public comment at 7:19pm. There was no public comment. A motion was made to close the hearing at 7:19pm.

Motion: To close the public hearing.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Motion: To approve 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.

12. #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 / *Open Hearing*

Secretary Riva read the legal notice to open the hearing at 7:21pm. The Commission discussed the application between themselves. The hearing was opened to public comment at 7:19pm. A motion was made to continue the hearing at 7:30pm.

Motion: To continue the public hearing to October 5, 2026 at or after 6:45pm via zoom.

Made by Riva, seconded by Macchi.

Vote: 5-0-0 in favor.

13. #2026-0332 / Regulation Amendment / Applicant: Town of Salisbury Planning and Zoning Commission / Proposed changes include modifications to Articles 1,2,3,7, and the Appendix (Glossary of Defined Terms). Edits will include a new Section 104 governing a temporary moratorium on hotels in residential zones. Other changes pertain to statutory requirements and minor edits for clarity and to account for best practices / *Open Hearing*

Secretary Riva read the legal notice to open the hearing at 7:31pm. The Commission discussed the regulation amendment changes between themselves. Potential amendments to the draft language were also discussed. The hearing was opened to public comment at 8:11pm. Multiple members of the public provided comment. A motion to continue the hearing was made at 8:27pm.

Motion: To continue the public hearing to October 5, 2026 at or after 6:45pm via zoom.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Tabled Business

15. #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 8:28pm.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Respectfully Submitted,
Miles Todaro
Land Use Technical Specialist