

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

Monday July 20, 2026 - 6:30PM

Remote Meeting by Live Internet Video Stream and Telephone

Members Present:

Members Absent:

Cathy Shyer (Chair)

Allen Cockerline (Vice Chair)

Bob Riva (Secretary)

Dr. Danella Schiffer (Regular Member)

Alice Macchi (Regular Member)

Beth Wells (Alternate Member)

Jen Ventimilia (Alternate Member)

Staff Present

Miles Todaro Land Use Technical Specialist (LUTS)

Jeremy DeCarli, Land Use Consultant (LUC)

Charles Andres, Legal Counsel & Commission Attorney

Brief Items and Announcements

1. Call to Order / Establish Quorum

Chair Shyer called the Regular Meeting to order at 6:32PM. There were five regular members present (Cathy Shyer, Allen Cockerline, Bob Riva, Dr. Danella Schiffer, Alice Macchi). Alternate Members Beth Wells and Jen Ventimilia were also present. Chair Shyer said the Commission's Legal Counsel Charles Andres would be present during the Meeting.

2. Approval of Agenda

Motion: To approve the Agenda.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

3. Minutes of May 18, 2026

Chair Shyer and Vice Chair Cockerline had not read the minutes and recused themselves from voting.

Motion: To approve the detailed Minutes of May 18, 2026.

Made by Riva, seconded by Cockerline.

Vote: 3-0-0, with Shyer and Cockerline recused.

4. Minutes of June 1, 2026 - *pending*

5. Minutes of June 15, 2026 - *pending*

6. Minutes of July 6, 2026 - *pending*

7. Correspondences

a. Bruce Palmer

LUTS Todaro presented a letter of correspondence received from member of the Public Bruce Palmer.

b. Lori Shepard

LUTS Todaro presented a letter of correspondence received from member of the Public Lori Shepard.

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.

17. Planning & Organization Discussion

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b. Staffing

Chair Shyer explained five applications were received for a Land Use Director for the Land Use Office (LUO) and interviewing candidates was the next step.

c. Commission Vacancies

Chair Shyer explained there was one Alternate Member vacancy remaining and she would provide an update at a future Meeting.

Public Hearing – 6:45PM

9. #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 / Close by: ~~06/22/2026~~ / Extension granted to 07/20/2026 / *Possible Consideration*

The Public Hearing continued at 6:45PM. LUTS Todaro reviewed new materials received. Chair Shyer summarized that Abby Conroy previously identified Lime Rock Park (LRP) was operating as a non-conforming use and a Special Permit was not granted for continued operation of the track. Chair Shyer summarized the Public Hearing as continued discussion for a draft Regulation Amendment brought forward from a collaboration between the Lime Rock Citizens Council and Lime Rock Park II.

CEO of Lime Rock Park (LRP) Dicky Riegel and Attorney John Tesei joined the Meeting. The Commission reviewed the draft Regulation Amendment with proposed changes from Attorney Andres. Chair Shyer asked if a total of eleven events per year could be hosted on Sundays at LRP. Mr. Riegel replied yes, events would include car shows or fundraising events. Commissioner Macchi asked for clarification of language regarding muffler racing hours permitted. Under 2) A., Commissioner Macchi suggested adjusting verbiage to “On any day Monday through Saturday”.

Vice Chair Cockerline suggested removing all verbiage under 8) related to drifting. He believed drifting should not be included in the Regulation Agreement until an environmental consensus with data is provided. Alternate Member Wells agreed. Vice Chair Cockerline suggested issuing a Temporary Zoning Permit for 2026, and potentially 2027, for LRP events. He explained this would allow time for monitoring and collection of data by quality experts, and permittance of drifting could be determined after evaluation. Chair Shyer advised that drifting is the Commission’s primary concern. Secretary Riva asked if the FODBOSS cleaner was used to clean debris after drifting. Mr. Riegel replied yes, and said the FODBOSS was utilized after every track event.

Alternate Member Ventimilia mentioned monitoring data and comparing it to data collected at other racetracks could be beneficial. LUC DeCarli said other racetracks within the state could be used as research resources, and suggested seeking guidance from the Connecticut Bureau of Air Management.

Attorney John Tesei introduced himself as Legal Counsel for Lime Rock Park II. Attorney Tesei said from his client’s perspective, the Regulation Amendment was making a concession providing a limitation on drifting due to the economic consequences. He explained the proposal is prohibitive, not permissive, and the draft eliminates prospects of future increased drifting beyond what was previously agreed to. He suggested negotiating a provision that is acceptable by the Commission without LRP suffering the loss of

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drifting universally. Attorney Tesei said if the Commission adopts an alternate proposal with the substance of the draft changed, the party must return to court.

Chair Shyer asked Attorney Andres if a clause could be inserted into the draft that allowed drifting to take place with a Special Permit while monitoring was taking place. This could provide the Commission an opportunity to change allowance of drifting if negative environmental impacts are found. Attorney Andres commented that a racetrack for vehicles is allowed by Special Permit only, and an argument could be made that drifting is a new type of use that requires a separate Special Permit. Attorney Andres suggested adding a sentence which identified in 2027 within six months of any proposed drifting events, the Applicant should apply for a Special Permit that included measures to address environmental impact.

Mr. Riegel provided a summary of the collaborative process between LRP and the Lime Rock Citizens Council (LRCC) over five years to compose the draft Regulation Amendment. He said this Application itself does not require approval of drifting, and the draft dramatically reduced drifting compared to what was allowed under the current stipulation agreement. He explained drifting had been conducted in different forms on the track for two decades, and believed LRP retained the right to perform drifting. Attorney Andres believed this was an uncertain area of law, and the Applicant's claim as a pre-existing racetrack to include drifting was undeterminable at that time. Attorney Tesei disagreed and believed the draft amendment was a certainty provision for an uncertain use.

Vice Chair Cockerline suggested including verbiage that no hazardous emissions should be detected at the property boundary. LUC DeCarli suggested that language could be crafted in the Town's Zoning Regulations to utilize air monitoring stations on the property maintained by Connecticut Department of Energy & Environmental Protection (DEEP). Attorney Andres suggested adding a third air monitoring station to ensure limits required by law are not exceeded. Mr. Riegel agreed that a third monitor could be installed on site. He said the station's data was reported directly to DEEP and is available to the public through an online website portal. Attorney Andres proposed to include the following sentence into the draft: "The owner/applicant shall place at least two air monitoring stations on the property and agree to comply with all air quality standards which are required by state and federal law."

Chair Shyer opened the floor to the Public.

Member of the Public Dr. Michael Klemens joined the Meeting. Dr. Klemens explained he was previously Commission Chair and owned a neighboring property to LRP. He believed the owners of LRP worked hard with neighboring property owners and the LRCC to reach an agreement. He said the hours and days of operation for the track was a prior concern, and previous Commission Member John Higgins assured the Commission that drifting would no longer occur at LRP. Dr. Klemens believed the Applicant does not have a grandfathered right to drifting vehicles on their property and added that private party agreements should not be added to Town Zoning Regulations. Chair Shyer asked if he supported including language in the draft amendment. Dr. Klemens believed the Commission was not obligated to include drifting and must ensure that the community is protected from airborne pollutants. He questioned whether drifting was customary and incidental, and whether LRP could be profitable without drifting events.

Member of the Public Lori Shepard joined the Meeting. Ms. Shepard believed the Commission should take caution and supported the concept of a Special Permit. She explained LRP was a unique situation

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located within a village, and believed airborne pollutants should be monitored closely.

Member of the Public Doug Howes joined the Meeting and explained he is a member of LRCC. Mr. Howes believed the 1988 stipulation had no limitations on drifting, and LRP could likely host drifting activity at any time within their permitted hours of operation. During LRP's first drifting event, Mr. Howes observed an entire valley engulfed in smoke for long periods of time due to a large number of cars involved and the duration of events. He said LRP and LRCC had debated over drifting and negotiated heavily to achieve the draft amendment as a result.

There were no further comments or questions from members of the Public.

Attorney Andres suggested that if the Commission wished to consider additional language, an extension must be granted from the Applicant. Chair Shyer polled the Commission if current language of the draft amendment should be voted on tonight or if an extension be requested. Vice Chair Cockerline expressed support for the application if the previous verbiage suggested by Attorney Andres was included. Secretary Riva agreed with Vice Chair Cockerline. Commissioner Schiffer said she was not in favor of including drifting restrictions in the draft amendment and was interested in elimination of it altogether. Alternate Members Wells and Ventimilia agreed with Commissioner Schiffer and preferred pursuing Public Hearing extension. Commissioner Macchi expressed comfortability with the application as presented.

Chair Shyer asked the Applicant if an extension could be granted to August 17, 2026, Mr. Riegel replied yes.

Motion: To continue the Public Hearing to Monday August 17, 2026 at 6:45PM via Zoom.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Attorney Charles Andres left the Meeting at 8:37PM.

10. #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 / *Possible Consideration*

The Public Hearing continued at 8:48PM. Engineer George Johannesen joined the Meeting to present the application. Mr. Johannesen explained Torrington Area Health District (TAHD) reviewed the Site Plan and reported that one septic system should not be shared between two dwellings. He said the plans were modified and resubmitted with two separate systems in the exact location as the previously proposed shared system. He added that the Property Owner purchased the property in April 2025, and was unaware the driveway was previously installed and additional clearing was completed between 2016 and 2019 without permits issued from the Inland Wetlands & Watercourses Commission (IWWC). Mr. Johannesen asked to continue the Public Hearing to address concerns and await approval from TAHD. Chair Shyer expressed interest in hosting a Site Visit on the property, Alternate Member Ventimilia wished to attend. Mr. Johannesen granted an extension of the Public Hearing to August 17, 2026.

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Motion: To continue the Public Hearing to Monday August 17, 2026 at 6:45PM via Zoom.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Pending Business

11. #2026-0325 / 300 Between the Lakes Road / Map 67, Lot 07 / Owner/Applicant: 280 BTLR LLC (Jeffrey Keenan) / Agent: Todd Parsons / Site Plan Application for an apartment in a single family residence (Section 208) including modifications of approved site plan #2025-0305 (for development activities in the Lake Protection Overlay District associated with an addition to a single family residence) such as elimination of a portion of the proposed driveway, construction of new stone walls, and other associated site work. / DOR: 07/06/2026 / *Possible Consideration*

Engineer Todd Parsons joined the Meeting to present the application. He explained the project was previously approved by the Commission in November 2025 and received approval from the IWWC in October 2025. This plan included an addition to an existing dwelling, driveway, septic system and rain gardens. Mr. Parsons explained the application proposed modifications of the previously approved Site Plan. He said the existing driveway would be retained and the previously proposed driveway eliminated. A portion of the driveway was changed from permeable to standard pavement, with stone walls installed on both sides of the driveway. He added a three bedroom apartment inside the addition would be constructed within the existing addition footprint plans. Mr. Parsons mentioned the existing rain gardens are sufficient to handle the adjustments in stormwater runoff and approval was received from TAHD.

Chair Shyer asked why the apartment was included as a proposed change. Mr. Parsons replied the Property Owner was initially unsure about its inclusion in the addition. Vice Chair Cockerline asked why the apartment would not be considered an accessory apartment. Mr. Parsons replied because they are located within the same residential structure. There were no further questions or comments from the Commission.

Motion: To approve application #2026-0325 / 300 Between the Lakes Road / Map 67, Lot 07 / Owner/Applicant: 280 BTLR LLC (Jeffrey Keenan) / Agent: Todd Parsons / Site Plan Application for an apartment in a single family residence (Section 208) including modifications of approved site plan #2025-0305 (for development activities in the Lake Protection Overlay District associated with an addition to a single family residence) such as elimination of a portion of the proposed driveway, construction of new stone walls, and other associated site work.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

12. #2026-0326 / 26 Undermountain Road / Map 56, Lot 06 / Owner: Salisbury Housing Trust / Applicant: Ben Marhefk / Application to modify site plan associated with special permit (Section 803.5) #2024-0244 multifamily housing in the Multifamily Housing Overlay District (Section 405). Proposal to construct 10'x10' shed. / DOR: 07/06/2026 / *Possible Consideration*

Co-President of the Salisbury Housing Trust (SHT) John Harney joined the Meeting. Mr. Harney explained the application proposed a 10'x10' storage shed for outdoor equipment. He said a similar application was recently approved for a neighboring property, 28 Undermountain Road. Vice Chair Cockerline

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confirmed that the proposed Site Plan met setback requirements. There were no further questions or comments from the Commission.

Motion: To approve application #2026-0326 / 26 Undermountain Road / Map 56, Lot 06 / Owner: Salisbury Housing Trust / Applicant: Ben Marhefk / Application to modify site plan associated with special permit (Section 803.5) #2024-0244 multifamily housing in the Multifamily Housing Overlay District (Section 405). Proposal to construct 10'x10' shed. / with the condition that Salisbury Housing Trust Approval must be obtained.

Made by Riva, seconded by Macchi.

Vote: 5-0-0 in favor.

13. #2026-0327 / 17 & 19 Perry Street / Map 47, Lot 37 E / Owner/Applicant: Salisbury Housing Trust (John Harney) / Application to modify site plan associated with special permit #2023-0226 multifamily housing in the multifamily housing overlay District (Section 405) to add two car port structures with roof solar panels (Section 803.5). / DOR: 07/06/2026 / *Possible Consideration*

Co-President of the SHT John Harney presented the application. Mr. Harney explained a grant was obtained for use at both newly constructed residential structures to install solar panels on the car port roofs. He said heating and electricity costs are high and utilizing solar power would reduce cost. Approval was received from the SHT. There were no further questions or comments from the Commission.

Motion: To approve application #2026-0327 / 17 & 19 Perry Street / Map 47, Lot 37 E / Owner/Applicant: Salisbury Housing Trust (John Harney) / Application to modify site plan associated with special permit #2023-0226 multifamily housing in the multifamily housing overlay District (Section 405) to add two car port structures with roof solar panels (Section 803.5).

Made by Riva, seconded by

Vote: 5-0-0 in favor.

14. #2026-0316 / 117 Interlaken Road / Map 38, Lot 09 / Owners: James and Miriam Broner / Applicant: Chuck Tuz / Site Plan application for additions to existing buildings in the Lake Protection Overlay District (Section 404) / DOR: 04/20/2026 / Decision by ~~06/24/2026~~ / Extension granted through 07/20/2026 / Extensions Possible to 08/28/2026 / *Pending Engineering*

Chair Shyer said the escrow amount was received. Chuck Tuz and George Johannesen joined the Meeting. Mr. Johannesen reviewed a letter received from Town Consulting Engineer Tom Grimaldi that requested an escrow fee and a newly composed Site Plan with his title block based on the As-Built Survey. Mr. Tuz asked if he could proceed with the project while waiting for confirmation from Mr. Grimaldi. Chair Shyer asked LUC DeCarli for insight. He replied that if the Commission is comfortable, they could approve the application with a condition that the final Site Plan be prepared and presented in accordance with Tom Grimaldi's comments. LUTS Todaro mentioned that Mr. Grimaldi had not reviewed the Site Plan's engineering and only performed a cursory review. Chair Shyer asked if the application could be extended to Monday August 3, 2026 to await further review from Mr. Grimaldi.

Motion: To continue application #2026-0316 / 117 Interlaken Road / Map 38, Lot 09 / Owners: James and Miriam Broner / Applicant: Chuck Tuz / Site Plan application for additions to existing buildings in the Lake Protection Overlay District (Section 404) / to Monday August 3, 2026 via Zoom.

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Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

Other Business

15. #ZP-26-55 / 112+138 Housatonic River Road / Map 16, Lot 13 / Owners: Thao & Scott Matlock / Applicant: Doug Cohn / Temporary Zoning Permit Application for Fundraising Event / *Possible Consideration*

Applicant Doug Cohn joined the Meeting to present the application. He said a proposed fundraiser event called Spirit of Shea Oktoberfest would be hosted in Thao & Scott Matlock's barn on their property. Spirit of Shea was a non-profit organization in memory of Mr. Cohn's son, which raised money to give back to the community directly. Mr. Cohn said the barn structure was large with four doors, one on each wall, for easy access egress and air flow. Around one-hundred guests by invite only would attend. He explained an application to the state of Connecticut was being processed for a temporary liquor license for the event. Norbrook Brewery would donate beer and Falls Village Inn would donate food supplies, with food service exclusively indoors. Mr. Cohn said attendees would enter through a gate where identifications would be verified through an app. Guests under the age of 21 would not be permitted to attend. He added that volunteers would assist with parking and flow of traffic. A narrative was reviewed by the Fire Marshal with no concerns, and approval was received from TAHD.

Chair Shyer asked if previous events hosted at the Matlock's barn had a similar number of attendees. Mr. Cohn replied yes, a previous wedding had one-hundred twenty guests. Vice Chair Cockerline asked if anticipated live music would be amplified. Mr. Cohn replied music was not yet determined, but he anticipated it would be amplified traditional German music with instruments. Music would be played from 4:00PM to 8:00PM. Alternate Member Ventimilia asked if outdoor lighting would be utilized after sunset. Mr. Cohn replied the property had sufficient outdoor lighting already installed around the facility and driveway. Chair Shyer suggested authorizing a temporary Zoning Permit with conditions that attendees do not exceed one-hundred.

Secretary Riva left the Meeting around 9:18PM. Chair Shyer appointed Alternate Member Wells as voting member.

Motion: To authorize LUC DeCarli to approve a Temporary Zoning Permit for application #ZP-26-55 / 112+138 Housatonic River Road / Map 16, Lot 13 / Owners: Thao & Scott Matlock / Applicant: Doug Cohn / Temporary Zoning Permit Application for Fundraising Event with conditions not to exceed one-hundred persons and operation of music no later than 8:00PM.

Made by Cockerline, seconded by Macchi.

Vote: 5-0-0 in favor.

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 / *Possible Consideration*

Vice Chair Cockerline left the Meeting at 9:21PM. Chair Shyer appointed Alternate Member Ventimilia as voting member. Emily Vail joined the Meeting and said there was no update at this time. She explained a

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323 Meeting would occur at the Land Use Office to discuss plans.

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325 17. Planning & Organization Discussion

326 a. Regulation Rewrite

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328 Chair Shyer explained LUC DeCarli and LUTS Todaro are catching up with the draft Regulations. She
329 requested they evaluate the Hotel Regulations change in 2024.

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331 **Adjournment**

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333 **Motion:** To adjourn the Meeting at 9:22PM.

334 Made by Ventimilia, seconded by Schiffer.

335 Vote: 5-0-0 in favor.

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339 Respectfully Submitted,

340 Erika Spino

341 Secretary of Minutes