

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

Monday August 3, 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)*arrived 6:37PM*

Jen Ventimilia (Alternate Member)

Staff Present

Miles Todaro Land Use Technical Specialist (LUTS)

Jeremy DeCarli, Land Use Consultant (LUC)

Brief Items and Announcements

1. Call to Order / Establish Quorum

Chair Shyer called the Regular Meeting to order at 6:30PM. There were five regular members present (Cathy Shyer, Allen Cockerline, Bob Riva, Dr. Danella Schiffer, Alice Macchi). Alternate Member Jen Ventimilia was also present.

2. Approval of Agenda

LUTS Todaro suggested the following amendments:

Under 9., change to "Housatonic"

Under 9., change "Floor Plan" to "Floodplain"

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 - *pending*

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

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

6. Minutes of July 20, 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.

There was no Public Comment.

New Business

8. 8-24 Referral - 7 Ethan Allen Street / Train Station Move

Chair Shyer explained materials were uploaded to the Town website explaining the background of this 8-24 Referral. Vice Chair Cockerline asked for setback requirements in the CG20 Zone. LUTS Todaro replied there were twelve foot setback requirements for the side and front yard, and thirty foot requirements for the rear. Vice Chair Cockerline believed the thirty foot setback requirement was excessive and asked if the Regulations could be waived or must be reviewed by the Zoning Board of Appeals (ZBA).

Alternate Member Wells joined the Meeting at 6:37PM.

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Vice Chair Cockerline mentioned the train station entrance most often utilized was on the east side of the building. He believed there would be benefits to considering the eastern portion as the front of the building. Secretary Riva believed the structure should be moved in order to be beneficial to the area. The Commission reviewed lot line definitions. LUC DeCarli explained an application would return to the Commission for Site Plan approval once a final location was determined to relocate the building. He said the A-24 Referral must be considered by the Commission whether it is consistent with the Town's Plan of Conservation & Development (POCD).

Motion: To accept the relocation of the former C&E Railroad Station, that the conditions for the application all comply with A-24 standards and the Town's POCD.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

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 Floodplain Overlay District, with Associated Site Work (Section 401) / DOR: 08/03/2026 / *Schedule Hearing*

LUTS Todaro presented the application documents and Site Plan and said approval was received from the Inland Wetlands & Watercourses Commission (IWWC). LUC DeCarli said a Public Hearing must be scheduled. Vice Chair Cockerline asked if the application should be reviewed by the Housatonic River Commission (HRC), LUTS Todaro replied yes, the application would be addressed at a future HRC Meeting. LUTS Todaro said the property is the southernmost lot in Town, which bordered the Housatonic River and Town of Sharon.

Architect Patrick Mulberry joined the Meeting to present the application. Mr. Mulberry explained the proposed project was a post and beam structure barn that would be used as a workshop and garage for storage. He said a large door in the center was intended for the main garage portion with open space inside. The left side of the barn had a porch, windows and entry to a one-bedroom apartment. He explained the space would serve as a space for the owner to utilize or have guests stay throughout the year.

Chair Shyer asked if the Property Owner intended to construct a main residence on the property in the future. Mr. Mulberry replied no, the Applicant owned a neighboring parcel in the Town of Sharon with a pre-existing cottage. The applicant wished to renovate and utilize the cottage as a main residence. Vice Chair Cockerline asked if grading for the driveway was provided. Mr. Mulberry replied yes. Chair Shyer asked if the IWWC conducted a Site Visit on the property, Mr. Mulberry replied yes. He added a second IWWC Site Visit would be scheduled to acknowledge wetlands on the left side of the driveway with a remediation plan.

Vice Chair Cockerline recommended the application be reviewed by Town Consulting Engineer Tom Grimaldi. LUTS Todaro said Mr. Grimaldi reviewed the application for the IWWC who accepted the proposed conditions of his review. Chair Shyer asked for maximum capacity of the proposed barn, Mr. Mulberry replied five vehicles.

Motion: To schedule a Public Hearing for application #2026-0328 / 11 Route 7 / Map 04, Lot 31-1 /

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93 Owner: Delbert L Auray Jr / Applicant: Patrick Mulberry / Special Permit Application for the
94 Establishment of a Single Family Residential Use in the Inner Corridor of the Housatonic River Overlay
95 District (Section 402) and the Floodplain Overlay District, with Associated Site Work (Section 401) on
96 Tuesday September 8, 2026 at 6:45PM via Zoom.

97 Made by Cockerline, seconded by Riva.

98 Vote: 5-0-0 in favor.

99

100 10. #2026-0316 / 117 Interlaken Road / Map 38, Lot 09 / Owners: James and Miriam Broner / Applicant:
101 Chuck Tuz / Site Plan application for additions to existing buildings in the Lake Protection Overlay District
102 (Section 404) / DOR: 04/20/2026 / Decision by ~~06/24/2026~~ / Extension granted to 08/03/2026 /
103 Extensions Possible to 08/28/2026 / *Pending Engineering*

104

105 George Johannesen and Chuck Tuz joined the Meeting to present the application. Mr. Johannesen
106 explained a fee was required for submission to Town Consulting Engineer Tom Grimaldi for a cursory
107 review. He completed additional plans that would be sent to Mr. Grimaldi tomorrow and await his
108 response. Mr. Tuz asked if the Commission could grant permission to proceed with the project prior to
109 approval. Mr. Tuz said the project was minor and he was running out of time to complete the project
110 before winter. Vice Chair Cockerline believed the application should be approved contingent on approval
111 from Tom Grimaldi by no later than September 1, 2026, Chair Shyer, Secretary Riva, and Commissioner
112 Macchi agreed. Commissioner Schiffer believed the Commission should follow procedure without a
113 contingency due to inconsistencies with Mr. Tuz's comments about the rain garden's sufficiency. Chair
114 Shyer suggested altering the contingency date to no later than August 28, 2026. Commissioner Schiffer
115 asked what aspects of the project would begin, Mr. Tuz replied mainly paperwork to acquire permits and
116 digging a hole.

117

118 LUC DeCarli advised that no Zoning Permit shall be issued until final approval of engineering is provided
119 by Tom Grimaldi. He said the Applicant should get approval from the Commission, and then file a second
120 permit for the rest of the construction as a secondary Zoning Permit that would not be issued until
121 approval from Tom Grimaldi. He recommended that an end date should not be issued pending Mr.
122 Grimaldi's comments and it should be left at the Zoning permit issuance.

123

124 **Motion:** To approve application #2026-0316 / 117 Interlaken Road / Map 38, Lot 09 / Owners: James and
125 Miriam Broner / Applicant: Chuck Tuz / Site Plan application for additions to existing buildings in the Lake
126 Protection Overlay District (Section 404) / with the condition that no zoning permits shall be issued for
127 the construction of the building before final approval of the engineering by the Town Engineer is
128 obtained. Made by Cockerline, seconded by Riva. Vote: 5-0-0 in favor.

129

130 **Other Business**

131 11. Report of a Minor Modification to a Site Plan (Section 811.2) ZP-26-67 / 30 Main Street /
132 Congregational Church of Salisbury Inc / New Generator in the Aquifer Protection Overlay District /

133

134 LUC DeCarli explained the application proposed a replacement generator at the Congregational Church
135 of Salisbury, and the LUO issued a Zoning Permit in accordance with Regulations as a minor modification.
136 Chair Shyer said the generator would be located in between structures and would not be visible from the
137 street.

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17. Planning & Organization Discussion

a. Regulation Rewrite

Chair Shyer mentioned a possible recommendation for Town hotel Regulations would be to put in a moratorium for a period of six to nine months, and the Commission could take time to decide on amending them. LUC DeCarli explained a document composed by previous Land Use Director Abby Conroy could include moratory language and be submitted as an application so the Commission could take time to go through Regulations they see fit to change. He added the application would have a Public Hearing scheduled and be sent to Northwest Hills Council of Government (NHCOG).

Commissioner Schiffer believed Regulations regarding short-term rentals should also be addressed. She suggested installation of pickleball courts should be considered for inclusion in the Regulations as well. Vice Chair Cockerline believed restriction of pickleball courts on private property was unreasonable and said the Commission's Legal Counsel previously advised that short term rental restrictions should be developed as an Ordinance. Chair Shyer believed the concept of pickleball court installation could be reviewed and suggested polling neighboring property owners about noise disturbance. Commissioner Schiffer believed the Commission had a responsibility to regulate sound barriers around pickleball courts in certain circumstances such as being closely located to wetlands. Alternate Member Wells noted that local communities have included legislation around pickleball courts based on location to property lines and size of the lot. She mentioned sound mitigation could be helpful as well and supported investigating the concept further.

Secretary Riva believed hosted events and agritourism should be focused on in the Regulation rewrite. Commissioner Macchi and Alternate Member Ventimilia supported Vice Chair Cockerline's comments about short term rentals. LUC DeCarli believed an ordinance should be issued for short-term rentals opposed to Regulations and said he could reach out to nearby communities for examples and advice. He mentioned amending language in the Regulations for pickleball courts and temporary events is possible. LUC DeCarli concluded he would adjust language in the draft Regulations to prepare it for adoption and the Commission would progress into discussing deeper topics going forward.

b. Staffing

Chair Sher explained interviews have been hosted with two candidates for a Land Use Director and further discussion would occur.

c. Commission Vacancies

Chair Shyer said there was no update at this time.

Adjournment

Motion: To adjourn the Meeting at 7:39PM.

Made by Cockerline, seconded by Riva.

Vote: 5-0-0 in favor.

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187

188 Respectfully Submitted,

189 Erika Spino

190 Secretary of Minutes

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