SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

Monday August 17, 2026 - 6:30PM

Remote Meeting by Live Internet Video Stream and Telephone

Members Present:	**Members Absent:**
Cathy Shyer (Chair)	Beth Wells (Alternate Member)
Allen Cockerline (Vice Chair)	
Bob Riva (Secretary)	**Staff Present**
Dr. Danella Schiffer (Regular Member)	Miles Todaro Land Use Technical Specialist (LUTS)
Alice Macchi (Regular Member)	Jeremy DeCarli, Land Use Consultant (LUC)
Jen Ventimilia (Alternate Member)	Attorney Charles Andres, Legal Counsel

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

Motion: To approve the Agenda.
Made by Cockerline, seconded by Riva.
Vote: 5-0-0 in favor.

3. Minutes of June 1, 2026 - *tabled*
4. Minutes of June 15, 2026 - *pending*
5. Minutes of July 6, 2026 - *pending*
6. Minutes of July 20, 2026 - *pending*
7. Minutes of August 3, 2026 - *pending*

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.

Public Hearing

11. #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 / Extension granted to 08/17/2026 / *Close Hearing*

The Public Hearing continued at 6:47PM. LUC DeCarli explained adjustments to language were made on the draft Regulation Amendment after communication with the Applicant and the Commission's Land Use Attorney Charles Andres. Verbiage was added that racetrack condition cameras must be kept on site and footage be made available upon request. LUC DeCarli said language mentioning excessive smoke was removed from the amendment due to subjectivity. Two additional air quality monitoring stations would be installed at the track and data would be published and automatically reported to Connecticut Department of Energy and Environmental Protection (DEEP). Vice Chair Cockerline asked if the draft amendment retained language that the track must remain compliant with state and federal air quality

standards, and LUC DeCarli replied yes.

Vice Chair Cockerline stated he had no further questions and was satisfied with amendments made. Secretary Riva agreed. Commissioner Schiffer noted that changes to the draft were a result of compromise between the Lime Rock Citizens Council (LRCC) and Lime Rock Park II (LRP). LUC DeCarli explained a stipulated judgement stayed in effect between two private parties, and the Commission had jurisdiction to adjust regulatory language. Chair Shyer expressed support for monitoring and pursuing enforcement as necessary in reply to data received or complaints.

Commissioner Schiffer expressed opposition to the draft amendment and believed LRCC was not in a position to have authority over Regulation changes opposed to recommendations. She believed the amendment was an outcome of collaboration and compromise but suggested drifting vehicles should be suspended altogether in order to eliminate its potential impact on the environment. Commissioner Schiffer supported the Commission's decision to gather evidence regarding the environmental impacts of drifting in order to make an informed decision on how to proceed. Chair Shyer commented that the Commission's responsibility was to regulate and monitor the use effectively and enforce Regulations if concerns arise.

Vice Chair Cockerline commented his personal views on drifting were subjective. He supported removal of language regarding smoke and increased monitoring and collection of scientific data, and expressed support for the draft amendment and the restrictions placed on drifting. Secretary Riva agreed with all statements made by Vice Chair Cockerline. Commissioner Macchi was comfortable with the revised language and had no further questions. Alternate Member Ventimilia expressed support for comments made by Commissioner Schiffer but believed there was not enough objective data to ban drifting.

President and CEO of Lime Rock Park Dicky Riegel, Partner Bill Rueckert, and LRP's Legal Counsel Attorney John Tesei joined the Meeting. Mr. Riegel said LRP made a commitment to be transparent with the community through collaborative relationships. He believed the draft amendment was a practical compromise that could be monitored and enforced if necessary. Mr. Rueckert supported comments made by Mr. Riegel, and he said LRP was committed to responding properly if air quality monitors detect issues during drifting events. Additional monitors placed on the racetrack would provide a more comprehensive look at drifting and all racing events.

Chair Shyer understood Commissioner Schiffer's concerns and agreed she does not personally agree with drifting. She believed it was not in the Track's economic viability to deny drifting, but the Commission should monitor closely and take the opportunity for enforcement if needed.

Chair Shyer opened the floor to the Public. There were no further comments or questions from the Public. LUC DeCarli mentioned additional changes were made to the draft regarding temporary signage to remove subjective language. Chair Shyer asked if the white signs located on posts were considered temporary. Mr. Riegel replied yes, they are removed after events. Chair Shyer mentioned LRP did not have a temporary Zoning Permit issued for an upcoming GRIDLIFE event. Attorney Andres advised this topic was not related to the current application and if they are in violation of existing Regulations a separate discussion should be had.

Motion: To close the Public Hearing at 7:24PM.

Made by Cockerline, seconded by Riva.
Vote: 5-0-0 in favor.

All Commission Members were ready to deliberate the application. LUTS Todaro presented the draft amendment and Secretary Riva read the adjusted language.

Motion: To approve the proposed text amendment in application #2026-0315 / Lime Rock Park II, LLC / Regulation Amendment – Section 221 "Additional Requirements for Uses in RE Zone"/ as amended by the Commission through and including its Meeting of August 17, 2026 with the finding that the amendment is consistent with the Plan of Conservation and Development and in accordance with the Comprehensive Plan of Zoning with an effective date of September 7, 2026.
Made by Cockerline, seconded by Riva.
Vote: 5-0-0 in favor.

Attorney Charles Andres left the Meeting at 7:36PM.

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: 08/17/2026 / Extension granted to 08/17/2026 / *Possible Consideration*

The Public Hearing continued at 7:39PM. Engineer George Johannesen joined the Meeting to present the application. Mr. Johannesen said two letters of correspondence were submitted from members of the Public: Karl Anoushian and Steven Callahan. He said both letters expressed concern with the amount of stormwater runoff from the property. The correspondence also mentioned existing easements on the property, and Mr. Johannesen replied the easements were not involved in the application and would not be disturbed. He explained the Property Owners agreed to install three large rain gardens and a swale on the uphill portion of the driveway to reduce the stormwater runoff rate by over thirty percent.

Vice Chair Cockerline asked if the application could be reviewed by Town Consulting Engineer Tom Grimaldi. Chair Shyer agreed. Chair Shyer suggested hosting a Site Visit on the Property on Tuesday August 25, 2026 at 5:00PM. Commissioner Macchi asked for the size of the lot and Mr. Johannesen replied around four acres.

Chair Shyer opened the floor to the Public.

Member of the Public Steven Callahan joined the Meeting. Mr. Callahan expressed support for the application to be reviewed by Tom Grimaldi and asked if he could be present at the Site Visit. Vice Chair Cockerline replied Mr. Grimaldi reviews applications independently then reports back to the Land Use Office. Mr. Callahan believed the circumstance of ownership of this property was unusual with four individuals owning one parcel and potentially two dwellings. He added the concern of stormwater drainage was considerable and expressed support for reduction of stormwater. Mr. Callahan believed a direction towards multi-family housing would have a negative impact on the surrounding neighborhood. LUC DeCarli said Town Zoning Regulations allowed for accessory dwelling units up to two-thousand square feet, with owner occupancy of one structure. He said although the situation was unusual, both structures would have owner occupancy and considered well within Regulations.

Member of the Public Karl Anoushian joined the Meeting. Mr. Anoushian expressed concern with Town Regulations allowance of a large accessory apartment. Vice Chair Shyer replied the Commission planned to address this concern with their Regulation rewrite. He appreciated the proposed rain gardens, but suggested that additional interventions such as retention basins should be used. He supported Tom Grimaldi reviewing the application and expressed interest in attending the tentative Site Visit. LUC DeCarli explained Members of the Public are welcome to attend the Site Visit but discussion of concerns should be limited to Public Hearings.

Member of the Public Ellen Kunes joined the Meeting. Ms. Kunes asked for legal clarification of accessory buildings and part-time versus full time occupancy. She expressed concern that the landscaping plan referenced removal of trees as necessary, and mentioned a large number of trees had already been removed from the property in the previous year. She asked if a more detailed explanation of construction impact could be provided and asked if water drainage reduction could be described in more detail. Vice Chair Cockerline asked Mr. Johannesen if the Site Plan indicated what trees would be removed and if stormwater calculations were based on Connecticut Stormwater Data. Mr. Johannesen replied that their planting plan is based off of the property's current amount of rainfall in a certain time frame in order to reduce erosion and flooding.

Member of the Public Steven Callahan rejoined the Meeting and asked if pictures and videos could be submitted to the LUO prior to the Site Visit for the Commission to review. LUC DeCarli replied yes. Chair Shyer asked if an extension for the application could be granted and Mr. Johannesen replied yes.

Motion: #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) / to a Site Walk on Tuesday August 25, 2026 5:00PM at 62 Rocky Lane, and continue the Public Hearing to the Meeting of September 8, 2026 at 6:45PM via Zoom.
Made by Macchi, seconded by Cockerline.
Vote: 5-0-0 in favor.

New Business
9. #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 / *Reception and Schedule Hearing*

LUC DeCarli said the application appeared to be complete, and suggested it be reviewed by Town Consulting Engineer Tom Grimaldi to verify the size of a proposed pond. Attorney William Grickis and Keith Bodwell joined the Meeting. Vice Chair Cockerline asked if the parcel had frontage on Indian Cave Road, Attorney Grickis replied no. Chair Shyer asked why a water retention basin was proposed. Mr. Bodwell replied the property had sand and gravel present for sufficient drainage, but the property was located in the Aquifer Protection Area (APA). The basin was provided to ensure rainwater would infiltrate into the ground and prevent running off site. Attorney Grickis asked if the Commission was satisfied with the proposed calculations. He requested the application not be reviewed by Tom Grimaldi to avoid additional engineering fees. Vice Chair Cockerline favored of that request as the topography of the site was minimal. All members of the Commission agreed.

Motion: To schedule a Public Hearing for 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) on Monday September 21, 2026 after 6:45PM via Zoom.
Made by Riva, seconded by Macchi.
Vote: 5-0-0 in favor.

10. #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 / *Reception and Schedule Hearing*

LUTS Todaro explained the property bordered a cemetery in the northern portion of Town. He said a survey and description of the Applicant's plans was submitted, with a Site Plan including a proposed accessory apartment within a pre-existing barn on the property. LUTS Todaro explained the structure was non-conforming in regards to the side yard setbacks. Commissioner Schiffer asked if additional calculations were needed before proceeding. LUC DeCarli advised requesting architectural drawings for the unit being installed in order to verify that proposed dormers are in a compliant location.

Motion: To schedule a Public Hearing for application #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) on Monday September 21, 2026 after 6:45PM via Zoom.
Made by Riva, seconded by Cockerline.
Vote: 5-0-0 in favor.

New Business

13. #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 / *Reception and Schedule Public Hearing*

Associate Director of Salisbury School Kenneth Romeo joined the Meeting. He said the application proposed renovation of two pre-existing non-conforming structures on the parcel. The buildings would be upgraded while remaining within the existing structural footprint. Mr. Romeo explained the structures would be utilized for additional faculty housing. Chair Shyer asked how long the property has been owned by Salisbury School, Mr. Romeo replied over two years. She asked for an explanation of the structure's current use. Mr. Romeo replied both buildings are not occupied, but was previously engaged in a rental.

Motion: To schedule a Public Hearing for 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) on Monday September 21, 2026 after 6:45PM via Zoom.
Made by Riva, seconded by Macchi.
Vote: 5-0-0 in favor.

14. Planning & Organization Discussion
    a. Regulation Rewrite

LUC DeCarli said the Commission previously wished to move forward with a draft document composed by previous Land Use Director Abby Conroy. He said Section 104 covering moratoriums was added with adjustments to language. LUC DeCarli reviewed the verbiage changes of Section 104. He asked if the Commission was comfortable with a temporary and limited moratorium being effective within six months unless terminated by the Commission. Chair Shyer expressed interest in extending it to nine months, Vice Chair Cockerline agreed. LUC DeCarli said the draft document would be submitted to Northwest Hills Council of Government for review, and anticipated the Public Hearing could open on Monday September 21, 2026.

b. Staffing

Chair Shyer said there was no update at this time.

c. Commission Vacancies

Chair Shyer said there was no update at this time.

Tabled Business

15. #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 Floor Plan Overlay District, with Associated Site Work (Section 401) / DOR: 08/03/2026 / *Hearing Scheduled for 09/08/2026*

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

Adjournment

Motion: To adjourn the Meeting at 8:47PM.
Made by Riva, seconded by Macchi.
Vote: 5-0-0 in favor.

Respectfully Submitted,

Erika Spino

Secretary of Minutes