SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

Monday September 8, 2026 - 6:30PM

Remote Meeting by Live Internet Video Stream and Telephone

Members Present:	**Members Absent:**
Cathy Shyer (Chair)	Alice Macchi (Regular Member)
Allen Cockerline (Vice Chair)	
Bob Riva (Secretary)	**Staff Present**
Dr. Danella Schiffer (Regular Member)	Miles Todaro Land Use Technical Specialist (LUTS)
Jen Ventimilia (Alternate Member)	John Guszkowski (TYCHE Planning & Policy Group)

Brief Items and Announcements

1. Call to Order / Establish Quorum

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

Chair Shyer seated Alternate Member Ventimilia as voting member.

2. Approval of Agenda

Chair Shyer proposed the following amendment:
Address “Other Business” after “Public Comment” and before “Public Hearings”

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

Chair Shyer explained LUC DeCarli was absent and John Guszkowski of TYCHE Planning & Policy Group was attending the Meeting for additional support.

3. Minutes of June 1, 2026

The Commission edited the detailed Minutes of June 1, 2026.

Motion: To approve the Minutes of June 1, 2026 as amended.
Made by Riva, seconded by Cockerline.
Vote: 5-0-0 in favor.

4. Minutes of June 15, 2026

The Commission edited the detailed Minutes of June 15, 2026.

Motion: To approve the Minutes of June 15, 2026 as amended.
Made by Riva, seconded by Ventimilia.
Vote: 5-0-0 in favor.

Alternate Member Wells joined the Meeting at 6:41PM.

5. Minutes of July 6, 2026

Chair Shyer abstained from voting because she had not reviewed the minutes.

Motion: To approve the Minutes of July 6, 2026.

Made by Riva, seconded by Schiffer.
Vote: 4-0-1 in favor.

6. Minutes of August 25, 2026 (Site Visit)
Vice Chair Cockerline, Secretary Riva, and Commissioner Schiffer abstained from voting as they were not present at the Site Visit.

Motion: To approve Minutes of August 25, 2026 (Site Visit).
Made by Shyer, seconded by Ventimilia.
Vote: 2-0-3 in favor.

7. Minutes of July 20, 2026 - *pending*
8. Minutes of August 3, 2026 - *pending*

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.*

There was no Public Comment.

Alternate Member Wells announced she had to relinquish her position as Alternate Member due to unforeseen circumstances. Chair Shyer expressed gratitude for her years of service to the Commission.

Alternate Member Wells left the Meeting at 6:48PM.

Other Business
13. Planning & Organization Discussion
c. Commission Vacancies

Chair Shyer announced the existing Commission vacancy had not been filled.

Public Hearing - at or after 6:45
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*

The Public Hearing opened at 6:48PM. Secretary Riva read the Legal Notice. Patrick Mulberry joined the Meeting to present the application. Mr. Mulberry said he contacted the Housatonic River Commission (HRC) about this application in February 2026 and did not receive a response. After the application was submitted to the Land Use Office (LUO), he contacted the HRC a second time and received a response. LUTS Todaro said the HRC had the application on their upcoming Agenda. Mr. Guszkowski advised the Commission to continue the Public Hearing to an upcoming Meeting.

Chair Shyer opened the floor to the Public.

Member of the Public Lori Shepard joined the Meeting. Ms. Shepard asked if the proposed garage workshop would be for personal or commercial use. She asked if toxic materials and pollutants would be used. She believed the proposed landscaping plan needed improvement, suggested dark skies compliant lighting, and requested the application be reviewed by Town Consulting Engineer Tom Grimaldi. Mr. Mulberry replied the proposed garage was for personal use and antique vehicle storage and was not intended for commercial use.

Member of the Public David Shillingford joining the Meeting. Mr. Shillingford supported questions asked by Ms. Shepard. He expressed concern with noise pollution and asked for anticipated noise emissions from the workshop.

Motion: To continue the Public Hearing on Monday September 21, 2026 at or after 6:45PM via Zoom. Made by Cockerline, seconded by Riva.
Vote: 5-0-0 in favor.

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*

The Public Hearing continued at 7:03PM. Chair Shyer recommended the Public Hearing be continued to an upcoming Meeting in order to receive materials from Engineer Tom Grimaldi.

Motion: To continue the Public Hearing on Monday September 21, 2026 at or after 6:45PM via Zoom. Made by Cockerline, seconded by Riva.
Vote: 5-0-0 in favor.

Brief Items and Announcements
9. Public Correspondence - Elizabeth Conn

The Commission reviewed a Letter of Correspondence received from Member of the Public Elizabeth Conn concerning Lime Rock Park (LRP) and the recent Regulation amendment. Vice Chair Cockerline believed the previous Public Hearing provided ample opportunity for the Public to discuss concerns. Mr. Guszkowski said if there was reason to believe the Applicant was acting in contravention of the Permit granted, the LUO could assist with the Zoning enforcement concern. Chair Shyer suggested the LUO and Commission compose a response letter to identify inaccuracies and explain that significant effort was made to hear from the Public.

Alternate Member Ventimilia noted she was unable to find air quality monitor data that she believed would be available to the Public. LUTS Todaro explained there are two PurpleAir monitors on the track that are not publicly listed, and a direct link to the track owned monitors must be used for access. Commissioner Schiffer expressed concern with a Staff Report completed by the LUO after the GRIDLIFE Event hosted at Lime Rock Park August 21-23, 2026. The Commission reviewed the document. Chair Shyer believed this concern should be addressed by the Zoning Enforcement Officer and discussed by the Commission at a future Meeting.

13. Planning & Organization Discussion
    a. Regulation Rewrite

Chair Shyer said Northwest Hills Council of Government received and resubmitted the draft Regulations with comments. She said a Public Hearing for the proposed document would open on Monday September 21, 2026 at or after 6:45PM via Zoom. Mr. Guszkowski said the Public Hearing could be opened and continued to be edited by the Commission at a later date.

    b. Staffing

Chair Shyer said there are two candidates for a new Land Use Director, and First Selectman Curtis Rand would contact the LUO with a decision soon.

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

Motion: To adjourn the Meeting at 7:27PM.
Made by Cockerline, seconded by Ventimilia.
Vote: 5-0-0 in favor.

Respectfully Submitted,

Erika Spino

Secretary of Minutes