

SALISBURY PLANNING AND ZONING COMMISSION

MEETING AGENDA

MONDAY OCTOBER 5 – 6:30 PM

Remote Meeting by Live Internet Video Stream and Telephone in Accordance with CT Gen Stat § 1-225a

Meeting Link

Join Zoom Meeting

<https://us06web.zoom.us/j/86350555396?pwd=i6UptbMJza11SPizfiEnYUadldmEKn.1>

Webinar ID: 863 5055 5396

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Brief Items and Announcements

1. Call to Order / Establish Quorum
2. Approval of the Agenda
3. Minutes of July 20, 2026
4. Minutes of August 3, 2026
5. Minutes of August 17, 2026
6. Minutes of September 8, 2026
7. Minutes of September 21, 2026 – *pending*
8. Public Correspondence
9. 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.*

Other Business

10. Planning & Organization Discussion
 - a. Staff Introduction
 - b. Commission Vacancy

New Business

11. #2026-0333 / Ethan Allen Street Train Station Building (7 Ethan Allen Street) / Owner/Applicant: Town of Salisbury / Special Permit for Establishment of Municipal Use in Existing Building and Site Plan Application Associated with Train Station Building Relocation (Section 205.2) / DOR: 10/05/2026 / *Schedule Hearing for 10/19/2026 at or after 6:45pm.*

12. #2026-0334 / 19 Main Street / Map 54, Lot 06 / Owner: Salisbury Center LLC / Applicant: Sarah March / Special Permit Application for Parking Flexibility Associated with Change of Use to Spa (Section 703.7) / DOR: 10/05/2026 / *Schedule Hearing for 10/19/2026 at or after 6:45pm.*

Public Hearing – at or after 6:45pm

13. #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 / *Possible Consideration*

14. #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 10/05/2026 / *Close Hearing*

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 Flood Plain Overlay District, with Associated Site Work (Section 401) / DOR: 08/03/2026 / *Possible Consideration*

16. #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 / *Possible Consideration*

Tabled Business

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