

1 **Planning and Zoning Meeting Minutes – June 1, 2010**

2 Commissioners Present: Chairwoman, Cristin Rich; Allen Cockerline , Dan Dwyer, Michael Klemens,
3 Fred Schmidt, Judy Swanson and Martin Whalen. Absent: Jon Higgins

4 Also present: Tom McGowan, Salisbury P&Z Consultant Planner; ZEO, Nancy Brusie; citizens.

5 The meeting was called to order at 5:30 by Chairwoman, Cristin Rich.

6 Fred Schmidt was appointed voting alternate.

7 The Agenda was reviewed and approved with the removal of the item concerning Cathy Shyer and the
8 Lake Overlay Zone.

9 The Minutes of the May 18th Meeting were reviewed. It was noted that Lime Rock will henceforth be
10 two words. **It was moved by D. Dwyer, seconded by M. Klemens and unanimously voted to approve**
11 **the Minutes as amended.**

12 N. Brusie presented the ZEO Report for April and May in a new format, which was well received by the
13 Commission.

14 Public Comments

15 Jackie Hubbard from Country Bistro addressed the Commission concerning the rejuvenation of Academy
16 Street. She expressed interest in the project and wanted to be informed of the progress of the
17 committee. C. Rich informed J. Hubbard that the committee she was referring to was not under the P&Z
18 Commission, but under the Board of Selectmen. D. Dwyer commented that he would be happy to talk
19 to her about the project.

20 **It was moved by D. Dwyer, seconded by M. Whalen and voted unanimously to set the Public Hearing**
21 **on extending the moratorium on Outdoor Woodburning Furnaces for June 15th at 6:00 in the Town**
22 **Hall.**

23 The litigation concerning Scott Warner was discussed. The plaintiff's request for appeal was denied by
24 the Connecticut Superior Court.

25 Possible dates for a workshop for Planning and Zoning Commissioners given by Steve Byrne were
26 discussed. Thursday, June 24th at 7:00 in the Town Hall was chosen.

27 It was announced that M. Klemens and C. Rich had met with Tom McGowan, and that he had agreed to
28 undertake the task of Consultant to the Commission. He will oversee the review of the Zoning
29 Regulations and the review of P&Z processes and procedures. He will also provide oversight of the P&Z
30 Office.

31 **It was moved by M. Klemens, and seconded by D. Dwyer and voted unanimously to allocate \$40,000**
32 **of the P&Z Budget to retain Tom McGowan as a consultant for one year to complete the following**
33 **three tasks recommended in the Poland Report .**

- 1 • **Review of Zoning Regulations**
- 2 • **Review of Zoning Processes and Procedures**
- 3 • **Oversight of the P&Z Office**

4 **He will not undertake the task of the POCD.**

5 By-Laws – A. Cockerline reported that he and J. Higgins have not yet met concerning the development of
6 By-Laws for the P&Z Commission. He provided verbal feedback of his review to date. He will provide
7 written notes to Garrett Richardson to prepare a written draft of By-Laws for the Commission to review.

8 C. Rich read, in its entirety, a response from attorney, Chuck Andres, dated May 4, 2010 concerning a
9 change in location of the footprint, and vertical expansion in the Lake Overlay Zone. There was some
10 discussion. This item will be put on the Agenda for the June 15th meeting for further discussion.

11 Attorney, Michael Lynch presented pre-application information concerning the creation of a driveway to
12 a single family home on the Moses Taylor property in the Bird Peak area which was previously owned
13 by Camp Sloane.

14 Attorney, Ken Slater and Engineer, Paul Szymanski also addressed the Commission. P&Z Consultant, Tom
15 McGowan advised the Commission that they should determine whether or not they will hold a Public
16 Hearing on this proposal prior to further discussion.

17 Engineer, Todd Parsons and Business Manager, Bill Zekas, presented pre-application information,
18 concerning the construction of a new dormitory and tennis courts at Indian Mountain School, Upper
19 Campus. P&Z Consultant, T. McGowan, provided specific feedback on the items that would need to be
20 ready to present to the Commission when the formal application is made. He also noted that the
21 approval process might be facilitated by making two separate applications, one for the dormitory and
22 one for the tennis courts.

23 **It was moved by D. Dwyer, seconded by M. Whalen and unanimously voted to set the Public Hearing**
24 **for Special Permit #2010-0020 for 151 Interlaken Road to enlarge a non-conforming structure per**
25 **Section 1004 of the Salisbury Zoning Regulations for the Zoning Meeting on July 6th at 6:00 in the**
26 **Town Hall.**

27 It was noted that the Commission would like Attorney, C. Andres to be in attendance at this hearing so it
28 will be necessary to check his availability.

29 Correspondence

30 C. Rich noted that correspondence from Northeast Consulting, dated May 26th, concerning the Ceppi
31 property at Bird Peak, had been received. The P&Z declined the request made in this correspondence to
32 be included on the Agenda for this meeting, and has sent the information to legal counsel for
33 advisement on any further response.

1 Marilyn Moed, of the Bird Peak Association, spoke stating that The Bird Peak Association is extremely
2 dissatisfied with the responses of the Planning and Zoning Commission.

3 There being no further business, it was moved by D. Dwyer, seconded by M. Klemens and unanimously
4 approved to adjourn the meeting at 7:40.

5

6 Submitted by Garrett Richardson

7 6/2/2010 Approved: 6/15/2010