

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

May 6th, 2024 6:30PM

Remote Meeting by Live Internet Video Stream and Telephone

1 **Members Present:**

2 Dr. Michael Klemens (Chair)
3 Cathy Shyer (Vice Chair) *arrived 6:45PM*
4 Martin Whalen (Secretary)
5 Allen Cockerline (Regular Member)
6 Bob Riva (Regular Member)
7 Dr. Danella Schiffer (Alternate Member)
8 Beth Wells (Alternate Member) *arrived 6:35PM*

Members Absent:

Staff Present:

Abby Conroy, Land Use Director (LUD)
Miles Todaro, Land Use Technical Specialist (LUTS)

9
10 **Brief Items and Announcements**

11 1. Call to Order / Establish Quorum

12 Chair Klemens called the meeting to order at 6:30PM. A quorum was established with four regular
13 members present (Dr. Michael Klemens, Martin Whalen, Allen Cockerline, Bob Riva). Alternate Member
14 Dr. Danella Schiffer was also present.

15

16 2. Approval of Agenda

17 Chair Klemens proposed the following amendments:

18 Change Item #11. a. "375 Lime Rock Road" to "375 Salmon Kill Road"

19 Add Item #11. b. "135 Farnum Road"

20

21 **Motion:** To approve Agenda as amended.

22 Made by Cockerline, seconded by Riva.

23 Vote: 4-0-0 in favor.

24

25 3. Minutes of April 1, 2024

26 Chair Klemens proposed the following amendments:

27 Line 92: Add "and Lighting Consultant David Mainville from Illuminate" after "QA+M"

28 Line 95: Capitalize "Dresser Woods"

29 Line 161: Replace "neighbor's" with "neighbors"

30

31 Alternate Member Wells joined the meeting at 6:35PM.

32

33 **Motion:** To approve Minutes of April 1, 2024 as amended.

34 Made by Cockerline, seconded by Riva.

35 Vote: 4-0-0 in favor.

36

37 4. Minutes of April 15, 2024

38 Chair Klemens proposed the following amendments:

39 Line 190: Replace "insignificant" with "insufficient"

40 Line 205: Replace "POCD" with "Regulations"

41

42 **Motion:** To approve Minutes of April 15, 2024 as amended.

43 Made by Whalen, seconded by Riva.

44 Vote: 3-0-1 in favor.

45

46 Commissioner Cockerline was not present at the April 15 meeting and abstained from voting.

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12. Reporting on minor Site Plan modification 124 Indian Mountain Road, Camp Sloane

LUD Conroy explained Camp Sloane has two separate bath house buildings that are not Americans With Disabilities Act (ADA) compliant. Camp Sloane received a grant opportunity to construct an addition that would connect the two buildings with an ADA compliant bathroom. LUD Conroy and Chair Klemens approved this minor Site Plan modification.

Other Business

11. Enforcement Updates

a. 375 Salmon Kill Road (boat storage)

LUD Conroy explained the Land Use Office (LUO) received a complaint for 375 Salmon Kill Road regarding a boat on a trailer parked in the driveway and front yard area. LUTS Todaro processed the complaint and provided an enforcement number. LUD Conroy and Chair Klemens reviewed the Zoning Regulations and concluded personal boat storage on personal property is not prohibited. LUD Conroy explained Regulation 207.13 (which the complaint cited) is in place to prohibit storage of recreational vehicles such as campers. After investigating the definition of recreational vehicles, LUD Conroy and Chair Klemens determined Regulation 207.13 does not apply to boat trailers.

Vice Chair Shyer joined the meeting at 6:45PM.

Public Hearings - 6:45PM

5. #2024-0243 / Ketcham (Allied Engineering) / 249 Undermountain Road / Special Permit for Detached Apartment on Single Family Residential Lot (Section 208) / Map 19 / Lot 4 / DOR: 04/01/2024 / *Open Public Hearing*

The public hearing opened at 6:46PM. Secretary Whalen read the legal notice. Engineer George Johannesen joined the meeting to represent the application. Engineer Johannesen reviewed the Site Plan and explained that the property owner is an artist who wishes to construct an art studio. After discussion with Cathy Weber of Torrington Area Health District (TAHD), it was concluded a new septic system must be installed. The Property Owner then decided to submit the application for an accessory apartment to be able to utilize the space as an apartment if desired in the future.

Engineer Johannesen noted a crawl-space below the studio. Engineer Johannesen reviewed the floorplan and shared that the layout will be a studio, with room to install a bedroom and kitchen. Engineer Johannesen added that solar panels will be installed on the roof.

Chair Klemens asked if the planned studio met all setback requirements, which Engineer Johannesen confirmed. Alternate Member Schiffer asked if the solar panels are a photovoltaic system. Engineer Johannesen was not sure. Alternate Member Schiffer asked if the solar panels would be connected to the main dwelling, Engineer Johannesen replied no.

Chair Klemens opened the floor to the public for comments and questions.

Members of the public Barbara and Keith Stein joined the meeting. Ms. Stein mentioned they are

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93 owners of a neighboring property and dwelling that closely abuts 249 Undermountain Road. Ms. Stein
94 asked if the studio structure will be located close to the property line where a small access road and
95 plantings are located. Engineer Johannesen replied the structure is thirty-seven feet from their property
96 line. Mr. Stein asked if the structure will have two stories, Engineer Johannesen replied no.

97

98 A letter of correspondence was presented from member of the public Schatzi Ludwig. LUD Conroy
99 explained that accessory apartments have an owner occupancy requirement. She explained the property
100 owner can reside in the residence or the accessory apartment and they are entitled to rent out one of
101 the two spaces if desired. Chair Klemens added that the other questions asked by Ms. Ludwig are not
102 relevant towards the Commission's approval of this application. There were no further comments or
103 questions from the Commission or Public.

104

105 **Motion:** To close the Public Hearing at 6:58PM.

106 Made by Whalen, seconded by Cockerline.

107 Vote: 5-0-0 in favor.

108

109 Chair Klemens asked if the Commission wished to take action on this application, all Commissioners
110 replied yes.

111

112 **Motion:** To approve application #2024-0243 / Ketcham (Allied Engineering) / 249 Undermountain Road /
113 Special Permit for Detached Apartment on Single Family Residential Lot (Section 208) / Map 19 / Lot 4 /.

114 Made by Cockerline, seconded by Whalen.

115 Vote: 5-0-0 in favor.

116

117 6. Hotel/Motel Regulation Amendment / Town of Salisbury / *Open Public Hearing*

118

119 The public hearing opened at 7:05PM. Secretary Whalen read the legal notice. LUD Conroy introduced
120 the proposed amendment and explained the objective was focused on two non-conforming Hotels in
121 Town and changing the Regulations to legitimize those uses. LUD Conroy noted hotels in rural
122 communities often have cottages and outbuildings that do not meet the current Hotel definition, which
123 calls for a single lobby. LUD Conroy explained that the amendment will better clarify hotel and motel
124 uses and update the definitions to a more modern-day standard.

125

126 LUD Conroy presented the referral letter sent to Northwest Hills Council of Governments (NHCOG). This
127 letter identified the proposed changes to the Regulations. LUD Conroy provided an example in Section
128 205.1 in the Table of Uses for Residential Zones, Hotels would be allowed in the RR1 Zone by special
129 permit only. LUD Conroy explained that cleaning up the Table of Uses is also proposed, including
130 elimination of the RR1-V Zone, which no longer exists in Town. LUD Conroy also noted the LA Zone was
131 removed from the Table of Uses at an unknown point during the comprehensive Zoning Regulation
132 rewrites, and this amendment proposes adding it back. All LA Zone uses will have their permit types
133 carried over from the last version of the Regulations that included them. LUD Conroy explained that
134 Hotel and Motels will now be separated, but no changes are proposed to the Hotel or Motel permit
135 mechanism.

136

137 LUD Conroy explained proposed Section 213.5 introduces specific criteria so hotel use may be pursued in
138 Residential Zones with a special permit. This would not affect the Rural Enterprise, Commercial or

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139 Industrial Zones. LUD Conroy explained the Table of Parking Requirements was adjusted as well.

140

141 Chair Klemens asked LUD Conroy to elaborate on how hotels and motels will be permitted. LUD Conroy
142 reiterated changes are not proposed for Commercial Zones, but Hotels will be allowed with a special
143 permit in the RR-1 Zone. LUD Conroy explained the minimum requirements include a lot size of ten
144 acres, at least one-hundred-fifty feet of frontage on a Connecticut state highway, must be accessed from
145 a state highway, and must be serviced by the public water and sewer. This change will reduce
146 nonconformities related to two hotels in Town, The Interlaken Inn and Wake Robin Inn.

147

148 Alternate Member Schiffer asked for clarification on 9 Academy, a Hotel located on Academy Street.
149 Chair Klemens explained 9 Academy is located in a Commercial Zone, which is subject to different
150 regulations. Commissioner Cockerline asked if 9 Academy would become pre-existing, non-conforming
151 after the Regulation changes were adopted. LUD Conroy replied no, 9 Academy is located in the CG20
152 Zone and has a special permit that will not be changed. Commissioner Cockerline asked if this special
153 permit could be duplicated in future applications. LUD Conroy replied yes, the ten-acre minimum
154 requirement would only apply to Residential Zones.

155

156 Commissioner Cockerline mentioned the possibility of a boutique Hotel located at Lime Rock Park and
157 asked if an application in the Rural Enterprise Zone would be permitted. LUD Conroy replied yes, it could
158 be approved by special permit only under the Rural Enterprise Zone Regulations.

159

160 Chair Klemens opened the floor to the public for comments and questions.

161

162 Member of the public Emily Louise Elliot joined the meeting and mentioned three properties, each over
163 ten acres, located near her home in Lakeville. Ms. Elliot asked if Cory Hill Farm, Hotchkiss Farm, or Town
164 Hill Farm could apply for a special permit for a hotel. LUD Conroy answered that they do not meet the
165 minimum requirement of being connected to Town sewer and water. There were no further comments
166 or questions from the Commission or public.

167

168 **Motion:** To close the Public Hearing at 7:23PM.

169 Made by Cockerline, seconded by Whalen.

170 Vote: 5-0-0 in favor.

171

172 Chair Klemens asked if the Commission wished to take action on this application, all Commissioners
173 replied yes.

174

175 **Motion:** To amend Section 205.1 "Table of Uses - Residential Zones" and Section 205.2 "Table of Uses -
176 Rural Enterprise: Commercial & Industrial Zones" add Section 213.5 "Hotels in Residential Zones" amend
177 Section 703.11 "Table of Parking Requirements" and revise definitions of "Hotel" and "Motel" effective
178 May 20, 2024.

179 Made by Cockerline, seconded by Whalen.

180 Vote: 4-0-0 in favor. (Commissioner Riva was absent at the time and did not vote)

181

182 Commissioner Riva left the meeting at 7:25PM.

183

184 **New Business**

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185 7. #2024-0245 / Congregational Church of Christ / 30 Main Street / Site Plan Application for EV Charger
186 Installation (Section 207.20) / Map 54 / Lot 78 / DOR: 04/15/2024 / *Possible Consideration*
187

188 Mark Robbins and Rachel Fossum of MHR Development, LLC joined the meeting. Mr. Robbins explained
189 this application is in connection with an Electric Vehicle (EV) charger to be installed at the
190 Congregational Church of Christ. The EV charger will be available for public access, located on Library
191 Street facing the Scoville Memorial Library. Mr. Robbins explained approval was received from the
192 Salisbury Historic District Commission (HDC). After an initial HDC approval, two changes were made to
193 the application. The EV charger manufacturing brand was switched and plans for two white protective
194 bollards were introduced. Both changes were approved by the HDC.
195

196 Mr. Robbins presented a Site Plan that showed the charger footprint (represented by a green rectangle)
197 and white bollards adjacent to the stations (represented by two green circles). Mr. Robbins explained
198 striping is not proposed as part of this application. Mr. Robbins explained a considerable effort was
199 made to ensure accessibility and comply with ADA accessibility standards. Mr. Robbins also explained
200 the plan for the white bollards is being reviewed by the Fire Marshal. LUD Conroy added that the chosen
201 area is located within an ADA accessible area near the Church to ensure a close location without blocking
202 the accessibility ramp.
203

204 Chair Klemens mentioned that EVs have various charging port locations and parking configurations will
205 vary. He asked how the EV charger can be easily accessed by a handicapped individual in this location.
206 Mr. Robbins replied the charging cord length will be long enough to allow flexibility for plugging in
207 vehicles curbside or streetside. LUD Conroy mentioned a small portion of the EV charger parking area is
208 located on Church property. She explained a majority of the parking area is municipal, and First
209 Selectman Curtis Rand expressed concern about the ability to police the charging station, in the event
210 it's utilized by non-electric vehicles. First Selectman Rand had suggested an arrangement to stripe the
211 area to indicate EV parking only. Chair Klemens asked if the yellow spaces on the Site plan represented
212 striping. Ms. Fossum replied it indicated where EVs are intended to park, and striping of this area is not
213 proposed as part of this application.
214

215 Mr. Robbins provided background on the Congregational Church of Christ's efforts to complete a Clean
216 Energy and Decarbonization Plan. Mr. Robbins shared the goal was to achieve a building which generates
217 all the energy required for heating, cooling, and lighting from solar power. Mr. Robbins added the EV
218 chargers will be connected to solar power.
219

220 Chair Klemens asked how patrons will pay for the EV Charger use. Mr. Robbins replied a credit card or
221 cell phone can be used for payment. Chair Klemens asked if proceeds are given to the Congregational
222 Church of Christ. Mr. Robbins replied yes. Commissioner Cockerline asked if the EV charger is located in a
223 setback. LUD Conroy explained after adoption of EV Regulations, EV chargers are not treated as
224 structures and are no longer subject to setback. LUD Conroy added all publicly accessible EV chargers
225 must be approved by the Commission.
226

227 Chair Klemens appointed Alternate Member Wells as voting member.
228

229 **Motion:** To approve application #2024-0245 / Congregational Church of Christ / 30 Main Street / Site
230 Plan Application for EV Charger Installation (Section 207.20) / Map 54 / Lot 78 /

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231 Made by Cockerline, seconded by Whalen.

232 Vote: 5-0-0 in favor.

233

234 8. #2024-0246/ Salisbury Housing Committee, Inc. / 11 Holley Street / Minor Modification of Special
235 Permit/Site Plan (Section 803.5) to Reconfigure the Interior Floor Plan Associated with Special Permit
236 #2021-0123 for New Construction Multifamily Dwelling in the PKSQ District and Aquifer Protection Area
237 / Map 45 / Lot 2 / DOR: 05/06/2024 / *Reception and Possible Consideration*

238

239 Chair Klemens explained the applicant is looking to modify a special permit. Chair Klemens asked the
240 Commission to reach a determination whether this change can be considered a minor Site Plan
241 modification, or if the special permit should be taken back to Public Hearing. Vice President of the
242 Salisbury Housing Committee, Inc. (SHC) Jocelyn Ayer joined the meeting to present the application.

243

244 Ms. Ayer presented the revised Floor Plan and original Floor Plan, and explained a minor Site Plan
245 modification is requested to reconfigure bedrooms inside the proposed apartment building. Ms. Ayer
246 explained the building will continue to possess a total of eighteen bedrooms, but the number of units
247 will be changed from twelve to fourteen. All proposed modifications are interior and no exterior changes
248 are requested. Ms. Ayer explained that construction costs have substantially increased since the original
249 approval. Per a request from the Department of Housing (DOH), total cost per unit must be decreased.
250 Ms. Ayer explained three-bedroom units will be converted into one-bedroom units, and an office and
251 conference room space on the First Floor will be reconfigured into another one-bedroom unit. There will
252 be five one-bedroom units on the First Floor, four one-bedroom and one two-bedroom units on the
253 Second floor, and three two-bedroom and one one-bedroom on the Third Floor. Ms. Ayer said demand
254 for one-bedroom units is high, and additional three-bedroom units will be available in the future at the
255 recently approved Dresser Woods development.

256

257 Secretary Whalen asked for the definition of a minor Site Plan modification. LUD Conroy explained based
258 on the language in the Regulations, it's a material alteration to the permit. Secretary Whalen asked if the
259 number of parking spaces would be increased. Ms. Ayer replied increased parking accommodations are
260 not necessary as demand is not anticipated to change substantially. Ms. Ayer explained a three-bedroom
261 unit is expected to utilize two spaces, and a one-bedroom unit is anticipated to utilize one space. If
262 three-bedroom units that need two spaces are altered to two one-bedroom units that need one space
263 each, parking demand may not increase. Ms. Ayer mentioned one handicapped space could potentially
264 be split into two spaces if the Commission desired an increase in parking spaces.

265

266 Commissioner Cockerline asked if the footprint of the building would be changed with this modification.
267 Ms. Ayer replied no. Alternate Member Wells asked if laundry use for all units will remain on-site. Ms.
268 Ayer replied yes, the common laundry area will not be removed. Alternate Member Schiffer asked Ms.
269 Ayer if she could speak to the impact of these units being less family-attractive after eliminating three-
270 bedroom options. Ms. Ayer replied yes, larger sized family units have been eliminated, although the four
271 two-bedroom units could comfortably accommodate a small family. Ms. Ayer felt the Dresser Woods
272 housing development will be ideally established for families. Ms. Ayer added that the housing demand
273 from one or two-person households is higher than family households at this time. Chair Klemens asked if
274 three-bedroom units are offered at Sarum Village Housing Development. Ms. Ayer replied yes. Alternate
275 Schiffer asked if rent will increase due to cost increases. Ms. Ayer replied this change is not driven by
276 establishing higher rent costs, but the cost per unit being too high to be absorbed by twelve units. Ms.

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277 Ayer mentioned the DOH is providing a majority of funding and prefers to pursue the lowest cost per
278 unit possible.

279
280 The Commission was in agreement that the application is considered a minor Site Plan modification.

281
282 Vice Chair Shyer left the meeting at 8:07PM. Chair Klemens appointed Alternate Member Schiffer as
283 voting member.

284
285 **Motion:** To find the plans presented in application #2024-0246/ Salisbury Housing Committee, Inc. / 11
286 Holley Street / Minor Modification of Special Permit site plan (Section 803.5) to Reconfigure the Interior
287 Floor Plan Associated with Special Permit #2021-0123 for New Construction Multifamily Dwelling in the
288 PKSQ District and Aquifer Protection Area / Map 45 / Lot 2 / as a minor modification of the Site Plan.

289 Made by Cockerline, seconded by Whalen.

290 Vote: 5-0-0 in favor.

291
292 There were no further questions or comments from the Commission.

293
294 **Motion:** To approve the reconfiguration of the interior floor plan associated with Special Permit #2021-
295 0123 for New Construction Multifamily Dwelling in the PKSQ District and Aquifer Protection Area / Map
296 45 / Lot 2 /

297 Made by Cockerline, seconded by Whalen.

298 Vote: 5-0-0 in favor.

299
300 9. #2024-0247 / American School for the Deaf / 410 Twin Lakes Road / Site Plan Application for 40'x30'
301 Storage Addition to Existing Pavilion / Map 64 / Lot 8 / DOR: 05/06/2024 / *Possible Consideration*

302
303 Chair Klemens introduced the application and asked LUD Conroy if previous discussion with the Fire
304 Marshal concurred that the amendment was made at his request. LUD Conroy replied their discussion
305 concluded the applicant had a storage area that presented an issue for access and egress. The applicant
306 elected to construct an addition which will create a designated storage area and prevent further
307 concern. American School for the Deaf Executive Director (ED) Jeff Bravin joined the meeting to present
308 the application and answer questions from the Commission.

309
310 ED Bravin explained the Fire Marshal requested items in the pavilion be moved into a storage area, and
311 after measuring all stored furniture and kitchen equipment, it was decided that a forty by thirty-foot
312 cold storage room should be installed. This room would be connected to the pavilion with an access
313 ramp up to the same level as the pavilion stage. Chair Klemens clarified "cold storage" is defined as
314 unheated storage. Chair Klemens explained the property complies with impervious surface calculations
315 within the Lake Protection Overlay District (LPOD).

316
317 **Motion:** To approve application #2024-0247 / American School for the Deaf / 410 Twin Lakes Road / Site
318 Plan Application for 40'x30' Storage Addition to Existing Pavilion / Map 64 / Lot 8 / which complies with
319 Section 404 of the Zoning Regulations.

320 Made by Cockerline, seconded by Whalen.

321 Vote: 5-0-0 in favor.

322

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323 Chair Klemens called a brief recess at 8:21PM, the meeting resumed at 8:25PM.

324

325 10. #2024-0248 / Mendelsohn (Citrin) / Canaan Road / Site Plan Application for Nursery Use / Map 15 /
326 Lot 47 / DOR: 05/06/2024 / *Possible Consideration*

327

328 Attorney Michael Citrin and Property Owner Eric Mendelsohn joined the meeting to present the
329 application. Attorney Citrin explained this property is a vacant lot located on the corner of Route 44 and
330 Prospect Mountain Road. A house located on the property was demolished years ago. Attorney Citrin
331 explained Mr. Mendelsohn purchased the property ten years ago as it is located next to his business,
332 Salisbury Garden Center. Mr. Mendelsohn also wished to clean up the property, as it was in disarray and
333 an eyesore to Garden Center customers. Since then, the property has been utilized for seasonal storage
334 of plants and trees. Attorney Citrin explained this Site Plan application includes no proposal for
335 construction of any structure or temporary structure on this property. Attorney Citrin added, in response
336 to a letter from the Zoning Enforcement Officer and LUO, the application is to have this vacant lot used
337 as a nursery for continued seasonal storage of shrubs and trees.

338

339 Chair Klemens asked why Mr. Mendelsohn does not want to merge the vacant lot with the Garden
340 Center lot. Attorney Citrin replied Mr. Mendelsohn would prefer flexibility for future potential uses of
341 the lot. Mr. Mendelsohn did not originally purchase the lot to utilize for nursery storage. Chair Klemens
342 clarified the lot is pre-existing, non-confirming so if merged, the lots would not be able to revert back to
343 separate properties.

344

345 Commissioner Cockerline asked if a nursery is considered an agricultural entity. LUD Conroy replied that
346 the Zoning Regulations have different definitions for nursery and agriculture. Chair Klemens mentioned
347 the main concern is the seasonal storage area is an accessory use to the Garden Center business, and
348 accessory uses cannot be divorced from principal uses on a separate lot. Attorney Citrin explained the
349 Garden Center business is distinct. Attorney Citrin suggested that if the lot were located elsewhere in
350 Town as opposed to right next to the Garden Center business, seasonal storage would not be of concern.
351 Attorney Citrin stated the use of seasonal storage is not in violation of the Zoning Regulations and both
352 properties should not be treated as a single premises.

353

354 Chair Klemens asked for clarification on how plants stored on the lot will be watered. Mr. Mendelsohn
355 replied the lot does not have a water source so water hoses are taken across from the nursery as
356 needed. Chair Klemens noted this action connects the two lots because uses are dependent on one
357 another. Commissioner Cockerline commented if trees were grown on the lot it would be considered
358 agriculture, but seasonal storage is different. Chair Klemens asked for the duration of the seasonal
359 storage. Mr. Mendelsohn replied typically between April and November annually. LUD Conroy added
360 that since there is no formalized apron on Prospect Mountain Road, in and out traffic onto the vacant lot
361 can drag mud onto the road that washes down to the catch basin. LUD Conroy explained although they
362 have not proposed structures on the property, an ongoing deposition of sediment into Town and State
363 catch basins is not ideal. Attorney Citrin replied Mr. Mendelsohn has staff clear the road of mud and
364 debris as needed.

365

366 Chair Klemens asked LUD Conroy if this application could be handled with a Temporary Zoning Permit.
367 LUD Conroy replied Temporary Zoning Permits are generally reserved for applications that occur once,
368 but this permit would require annual renewal. Secretary Whalen recommended asking the Town's

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369 Attorney to advise on this matter. Chair Klemens supported this idea and suggested asking the Town
370 Attorney for an estimate and escrow form for the applicant.

371
372 Alternate Schiffer asked about a hoop house she believed to be located on the vacant lot property.
373 Attorney Citrin replied no structures are present on the lot or proposed in the application, although
374 there is a hoop house located on the Garden Center property. Attorney Citrin reiterated the applicant is
375 proposing nursery use on a vacant lot in a residential zone, and is unsure what constitutes a violation.
376 Attorney Citrin added nursery and greenhouse uses are distinctly different uses in the Zoning
377 Regulations.

378
379 Chair Klemens concluded additional legal opinion is needed to more distinctly define the Garden Center
380 versus nursery use. Chair Klemens was unsure if the Commission can permit a use on a vacant lot
381 without a well which utilizes a water source from the Garden Center. Chair Klemens asked the applicant
382 if they are amenable to posting an escrow to receive additional legal opinion and carry this application to
383 an upcoming meeting on May 20, 2024. Attorney Citrin agreed to continue discussion at the May 20th
384 meeting, but wished to discuss options with Mr. Mendelsohn before proceeding with the escrow.
385 Attorney Citrin anticipated to be in contact with LUD Conroy in the next few days with a response.

386
387 **Other Business**

388 11. Enforcement Updates
389 b. 135 Farnum Road

390
391 Chair Klemens explained a property at 135 Farnum Road installed a large fence surrounding a dwelling
392 with posts that appear to exceed the Zoning Regulations limit of eight feet. Chair Klemens added the
393 fence appeared to be located close to a wetland and stream area. LUD Conroy explained she does not
394 believe fence posts count towards the height of a fence. In addition, she explained that herself and LUTS
395 Todaro visited the property and do not believe the fence is over the height limit. LUD Conroy concluded
396 no action shall be taken as a Zoning violation is not present.

397
398 **Public Comment**

399 13. Public Comment - Public Comment is restricted to items that are neither on the agenda nor the
400 subject of any pending Planning & Zoning application or action and are limited to three minutes per
401 person.

402
403 There was no Public Comment.

404
405 **Adjournment**

406
407 **Motion:** To adjourn meeting at 8:54PM.
408 Made by Cockerline, seconded by Whalen.
409 Vote: 5-0-0 in favor.

410
411 Respectfully Submitted,

412 Erika Spino
413 Secretary of Minutes