

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

July 1, 2024 6:30PM

Remote Meeting by Live Internet Video Stream and Telephone

Members Present:

Dr. Michael Klemens (Chair)
Cathy Shyer (Vice Chair)
Martin Whalen (Secretary)
Allen Cockerline (Regular Member)
Bob Riva (Regular Member)
Dr. Danella Schiffer (Alternate Member)
Beth Wells (Alternate Member)

Staff Present:

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

Brief Items and Announcements

1. Call to Order / Establish Quorum

Chair Klemens called the meeting to order. Chair Klemens, Vice Chair Shyer, Secretary Whalen, Regular Member Cockerline, and Regular Member Riva were present and seated to vote. Alternate Member Schiffer was also present.

2. Approval of Agenda

Chair Klemens requested that Agenda Item 4 (Detailed Minutes of June 3, 2024 – *Revise/Accept*) be replaced with “A Brief POCD Update from Staff.”

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

3. Minutes of May 6, 2024 – *Accept*

The Commission deliberated changes to the minutes. Vice Chair Shyer and Regular Member Riva recused themselves from voting.

Motion: To approve the minutes of May 6, 2024 as amended.
Made by Cockerline, seconded by Whalen.
Vote: 3-0-0

Alternate Member Wells joined the meeting at 6:34pm.

4. A Brief POCD Update from Staff

LUD Conroy provided an update to the Commission regarding the status of the Plan of Conservation and Development currently in progress.

5. Detailed Minutes of June 17, 2024 – *Pending*

6. Correspondence Regarding 280 Between the Lakes Road

LUD Conroy showed the Commission letters addressed to the Planning and Zoning Commission regarding an Inland Wetlands and Watercourses application at 280 Between the Lakes Road.

7. Report on Minor Modification to Site Plan – ZP-24-59 / 500 Twin Lakes Road / Salisbury School / Demolition of two small accessory buildings in the Lake Protection Overlay District

LUD Conroy provided an update to the Commission regarding the demolition of two buildings at 500 Twin Lakes Road.

Public Hearing - 6:45PM

8. #2024-0244 / Town of Salisbury (Salisbury Housing Trust) / 26 & 28 Undermountain Road / Special Permit Application for New Multi-Family Housing Construction in the Multifamily Housing Overlay District (Section 405) / Map 56 / Lot 05 and Lot 06 / DOR: 04/15/2024 / OH: 05/20/2024 extension granted through 07/15/2024 / *Continue Public Hearing*

Secretary Whalen was not present for the previous continuation of the public hearing on June 17, 2024 and was not eligible to be a voting member.

Motion: To close the public hearing for application #2024-0244 / Town of Salisbury (Salisbury Housing Trust) / 26 & 28 Undermountain Road / Special Permit Application for New Multi-Family Housing Construction in the Multifamily Housing Overlay District (Section 405) / Map 56 / Lot 05 and Lot 06 Made by Cockerline, Seconded by Riva.

Vote: 4-0-0

The hearing was closed at 8:10pm. Commission members Klemens, Riva, Shyer, and Cockerline began deliberation on the application.

Pending Business

9. #2024-0248 / Mendelsohn (Citrin) / Canaan Road / Site Plan Application for Nursery Use / Map 15 / Lot 47 / DOR: 05/06/2024 / *Possible Consideration*

A public hearing date was set for August 5, 2024 at 6:45pm via Zoom.

10. #2024-0251/ AHMR Inc / 11-15 Farnum Road / Special Permit Application to Install Propane Tanks in the Flood Plain Overlay District (Section 401) / Map 49 / Lot 12 / DOR: 06/17/2024 / Open Hearing by 8/21/2024 / *Consideration of Completeness, Set Public Hearing Date*

A public hearing date was set for August 5, 2024 at 6:45pm via Zoom.

11. #2024-0253 / Hedman (Hackett/Ebersol) / 116 South Shore / Site Development Activities in the Lake Protection Overlay (Section 404) / Map 60 / Lot 10 / *Determination of Completeness – Pending IWWC Approval*

Motion: To waive the A-2 Survey Requirement for application #2024-0253 / Hedman (Hackett/Ebersol) / 116 South Shore / Site Development Activities in the Lake Protection Overlay (Section 404) / Map 60 / Lot 10 /

Public Comment

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

There was no public comment.

Other Business

13. Review of 102 South Shore Road Lot Split (Riiska)

The Commission discussed the materials submitted by attorney Riiska.

14. Section 803.5 Amendment or Modification of Special Permit #2022-0174 / Brazzale (Grickis) / 17 Railroad Street / Contractor Equipment Storage / Map 54 / Lot 58 /

Vice Chair Shyer recused herself and left the meeting at 9:11pm.

The Commission discussed the deviations from what was approved as shown on an As-Built survey of 17 Railroad Street. It was concluded that a new special permit would be required.

15. Applicability of 207.19 Outdoor Food and Beverage Service

Motion: To authorize a temporary Zoning Permit for front yard activities at 15 Undermountain Road, provided all necessary prior approvals are obtained.

Made by Klemens, seconded by Cockerline

Vote: 3-0-0

Adjournment

Motion: To Adjourn the meeting at 9:41pm

Made by Cockerline, seconded by Riva

Vote: 3-0-0