

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

July 15, 2024 6:30PM

Remote Meeting by Live Internet Video Stream and Telephone

Members Present:

Dr. Michael Klemens (Chair)
Martin Whalen (Secretary)
Allen Cockerline (Regular Member)
Bob Riva (Regular Member)

Members Absent:

Cathy Shyer (Vice Chair)
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, Secretary Whalen, and Regular Member Riva were present and seated to vote.

2. Approval of Agenda

Motion: To approve the agenda.

Made by Riva, seconded by Whalen

Vote: 3-0-0

3. Minutes of June 3, 2024

The Commission deliberated changes to the minutes.

Motion: To approve the minutes of June 3, 2024 as amended.

Made by Whalen, seconded by Riva

Vote: 3-0-0

Regular Member Cockerline Joined the meeting at 6:36pm and was seated as a voting member.

4. Minutes of June 17, 2024

The Commission deliberated changes to the minutes. Secretary Whalen was not present at the June 17, 2024 meeting and abstained from voting.

Motion: To approve the minutes of June 17, 2024 as amended.

Made by Riva, seconded by Cockerline

Vote: 3-0-1

5. Minutes of July 1, 2024

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The minutes of July 1, 2024 not yet available, and were tabled.

At 6:39pm Chair Klemens asked that application #2024-0253 be covered next, rather than after the public hearing later in the meeting.

Pending Business

6. #2024-0253 / Hedman (Hackett/Ebersol) / 116 South Shore / Site Development Activities in the Lake Protection Overlay (Section 404) / Map 60 / Lot 10 / *Possible Consideration*

Motion: To approve application #2024-0253 / Hedman (Hackett/Ebersol) / 116 South Shore / Site Development Activities in the Lake Protection Overlay (Section 404) / Map 60 / Lot 10 / Made by Cockerline, seconded by Riva
Vote: 4-0-0

Public Hearing - 6:45PM

7. #2024-0252 / Fraxinus Holdings Trust (Architect Christine Gray) / 272 Undermountain Road / Special Permit for a Detached Accessory Apartment (Section 208) / Map 18 / Lot 09 / DOR: 06/17/2024 / *Open Hearing, Possible Consideration*

Secretary Marty Whalen read the newspaper notice, opening the hearing at 6:45pm.

Motion: To close the public hearing at 6:50pm.
Made by Cockerline, seconded by Riva
Vote: 4-0-0

Motion: To approve application #2024-0252 / Fraxinus Holdings Trust (Architect Christine Gray) / 272 Undermountain Road / Special Permit for a Detached Accessory Apartment (Section 208) / Map 18 / Lot 09 / DOR: 06/17/2024 / Made by Cockerline, seconded by Riva
Vote: 4-0-0

Public Comment

8. 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

9. 102 South Shore Road Lot Split (Riiska)

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The Commission discussed the affidavit review by Attorney Charles Andres with Attorney William Riiska and his client Jose Suarez.

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

LUD Conroy provided an update for the Commission regarding Special Permit #2022-0174.

11. Correspondence from Chairman regarding - 280 Between the Lakes Road

Chair Klemens provided an overview for the Commission regarding his correspondence to the owner of 280 Between the Lakes Road.

12. Enforcement Updates

- a. 253 Indian Mountain Road
- b. 144 Salmon Kill Road
- c. 263 Millerton Road
- d. 349 Main Street

LUD Conroy provided an update for the Commission regarding four in progress and upcoming enforcement cases.

13. Discussion about Fences

The Commission discussed the Zoning Regulations regarding fences, and how they would like to handle fence concerns in the future.

Adjournment

Motion: To adjourn the meeting at 7:47pm

Made by Cockerline, seconded by Riva.

Vote: 4-0-0