

SALISBURY PLANNING AND ZONING COMMISSION

SPECIAL MEETING MINUTES

July 11th, 2024 5:30PM

Remote Meeting by Live Internet Video Stream and Telephone

1 **Members Present:**

2 Dr. Michael Klemens (Chair)

3 Cathy Shyer (Vice Chair)

4 Martin Whalen (Secretary)

5 Allen Cockerline (Regular Member)

6 Bob Riva (Regular Member)

7 Dr. Danella Schiffer (Alternate Member)

8

9

10 **Brief Items and Announcements**

11 1. Call to Order / Establish Quorum

12

13 Chair Klemens called the meeting to order. Chair Klemens, Vice Chair Shyer, Regular Member Riva, and
14 Regular Member Cockerline were present and seated to vote. Alternate Member Schiffer confirmed that
15 she had attended all the public hearings and/or reviewed the tape in the matter #2024-0244 and she
16 was seated to vote. Secretary Whalen was present, but did not attend the public hearing on the June 17,
17 2024 and was ineligible to vote.

18

19 **Pending Business**

20 2. #2024-0244 / Town of Salisbury (Salisbury Housing Trust) / 26 & 28 Undermountain Road / Special
21 Permit Application for New Multi-Family Housing Construction in the Multifamily Housing Overlay
22 District (Section 405) / Map 56 / Lot 05 and Lot 06 / DOR: 04/15/2024 / OH: 05/20/2024 extension
23 granted through 07/15/2024 / *Possible Consideration*

24

25 Chair Klemens introduced the Resolution draft composed for this application. He explained the draft was
26 written by himself and LUD Conroy, then was reviewed by the PCZ Attorney for comments. Chair
27 Klemens provided an overview of the Resolution and its contents.

28

29 Vice Chair Shyer and Commissioner Riva expressed support for the Resolution draft. Commissioner
30 Cockerline believed the Resolution draft demonstrated the overly-complex nature of the project. He
31 explained the applicant has asked for too much for a small parcel, and he does not support the sacrifice
32 of existing parking. Commissioner Cockerline believed the concern of affordable housing has been
33 addressed, as the AHC has constructed forty-four affordable housing units in Town, with another sixty
34 units pending construction. Commissioner Cockerline expressed opposition to the Resolution draft.

35

36 Alternate Member Schiffer mentioned Line 137 and asked why the Regulations outweigh protection of
37 mature trees on the property. LUD Conroy replied that verbiage in the Town's Regulations does not
38 include protection of individual specimen trees. She explained the Regulations state the layout of
39 buildings on the parcel must be consistent with the other properties in the neighborhood.

40

41 LUD Conroy provided an overview of the proposed Site Plans (Option 2) that are the subject of the
42 Resolution draft.

43

44 **Motion:** To approve the Resolution of the Town of Salisbury's Planning & Zoning Commission regarding
45 application #2024-0244 / Town of Salisbury (Salisbury Housing Trust) / 26 & 28 Undermountain Road /
46 Special Permit Application for New Multi-Family Housing Construction in the Multifamily Housing

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47 Overlay District (Section 405) / Map 56 / Lot 05 and Lot 06 /

48 Made by Shyer, seconded by Riva.

49 Vote: 4-1-0 in favor. (Klemens, Shyer, Riva, Schiffer in favor, Cockerline opposed)

50

51 **Adjournment**

52

53 **Motion:** To adjourn the meeting at 5:56PM.

54 Made by Cockerline, seconded by Riva.

55 Vote: 5-0-0 in favor.

56

57

58

59 Respectfully Submitted,

60 Erika Spino

61 Secretary of Minutes