

SALISBURY PLANNING AND ZONING COMMISSION

SPECIAL MEETING MINUTES

TUESDAY OCTOBER 29, 2024 – 6:30 PM

Remote Meeting by Live Internet Video Stream and Telephone

Members Present:

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

Members Absent:

Martin Whalen (Secretary)

Staff Present:

Abby Conroy (Land Use Director)
Miles Todaro (Land Use Technical Specialist)

Brief Items and Announcements

1. Call to Order / Establish Quorum

Chair Klemens called the meeting to order at 6:30pm. Chair Klemens, Vice Chair Shyer, Regular Member Cockerline, Regular Member Riva, Alternate Member Schiffer, and Alternate Member Wells were in attendance.

The Regular Members and Alternate Member Schiffer were seated to vote.

2. Minutes of September 16, 2024

The Commission deliberated changes to the minutes.

Motion: To approve the minutes as amended.

Made by Cockerline, seconded by Riva

Vote: 4-0-1

Vice Chair Shyer had recused herself from an agenda item on September 16, 2024, and abstained from voting on the minutes.

Chair Klemens appointed Alternate Member Schiffer as a voting

3. Minutes of September 17, 2024 – pending

4. Minutes of September 30, 2024 – pending

5. Minutes of October 7, 2024 – pending

6. Minutes of October 16, 2024 - pending

Other Business

7. 8-24 Referral / Town of Salisbury / 331 Housatonic River Road / Easement for Wall in Town Right of Way / Map 08 / Lot 52 / *Possible Consideration*

The Commission discussed the referral with First Selectman Curtis Rand, and amongst themselves.

Motion: To find the easement for a wall in a Town right of way inconsistent with the 2012 POCD and draft 2024 POCD.

Made by Riva, seconded by Shyer

Vote: 5-0-0

Motion: To recommend to the Board of Selectmen that the wall be removed.

Made by Riva, seconded by Cockerline

Vote: 5-0-0

New Business

8. #2024-0266 / Lestelle and Stephens (Matt Schwaikert) / 28 White Hollow Road / Propane Tank and Generator in the Flood Plain Overlay District (Section 401) /Map 28 / Lot 22 / DOR: 10/07/2024 / *Reception, Hearing Scheduled for 11/04/2024*

LUD Conroy presented the application materials to the Commission. The Commission discussed the application.

Pending Business

9. #2024-0263 / Sternlof (Bodwell Engineering and Surveying) / White Hollow Road / Two-Lot Subdivision / Map 03 / Lot 26 / DOR: 09/16/2024 / Possible Consideration

The Commission reviewed the referral letter comments received from the Northwest Hills Council of Governments.

Motion: To approve Subdivision Application #2024-0263 / Sternlof (Bodwell Engineering and Surveying) / White Hollow Road / Two-Lot Subdivision / Map 03 / Lot 26 / DOR: 09/16/2024 /

Made by Cockerline, seconded by Riva

Vote: 5-0-0

10. #2024-0264 / 280 BTLR, LLC (Great Falls Construction) / 280 Between the Lakes Road and 300 Between the Lakes Road / Site plan application for a Single-Family Residential Construction and Associated Site Development in the Lake Protection Overlay District (Section 404) on lot 280 and a driveway passing through lot 300 / Map 67 / Lot 07 and 07-02 / DOR: 10/07/2024 / *Possible Consideration*

LUD Conroy updated the Commission that the Inland Wetlands and Watercourses Commission has not yet acted on this application.

Adjournment

Motion: To adjourn the meeting at 7:43pm

Made by Cockerline, seconded by Shyer

Vote: 5-0-0

Respectfully Submitted,

Miles Todaro

Land Use Technical Specialist