

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

Monday November 18, 2024 – 6:30 PM

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)
Miles Todaro (Land Use Technical Specialist)

Brief Items and Announcements

1. Call to Order / Establish Quorum

Chair Klemens called the meeting to order at 5:30pm. Chair Klemens, Vice Chair Shyer, Secretary Whalen, Regular Member Cockerline, and Regular Member Riva were present and seated to vote. Alternate Member Schiffer and Alternate Member Wells were also present. Chair Klemens asked that agenda item 7 (application #2024-0268) be removed from the agenda as it was withdrawn.

Motion: To approve the agenda as amended.

Made by Riva, seconded by Cockerline.

Vote: 5-0-0

2. Minutes of September 30, 2024 – pending

3. Minutes of October 7, 2024 - pending

4. Minutes of October 16, 2024 – pending

5. Minutes of October 29, 2024 – pending

6. Minutes of November 4, 2024 - pending

New Business

8. #2024-0269 / Sievert and Eliza McCabe / 21 Mount Riga Road / Special Permit for Vertical Expansion of a Nonconforming Residential Structure (Section 503.2) / Map 14 / Lot 17 / DOR: 11/18/2024 / *Reception and Scheduling of Public Hearing*

LUD Conroy and LUTS Todaro presented the application materials. The Commission discussed the application.

Motion: To schedule a public hearing for application #2024-0269 / Sievert and Eliza McCabe / 21 Mount Riga Road / Special Permit for Vertical Expansion of a Nonconforming Residential Structure (Section 503.2) / Map 14 / Lot 17 / DOR: 11/18/2024 for January 6, 2024 at 5:45pm via Zoom.

Made by Cockerline, seconded by Riva

Vote: 5-0-0

Pending Business

9. #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

Engineer Todd Parsons presented the application. The Commission discussed the application.

Motion: To approve application #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 with the conditions outlined in the October 28, 2024 letter by Town Consulting Engineer Thomas Grimaldi. Made by Cockerline, seconded by Riva
Vote: 5-0-0

Public Hearing – 5:45PM

10. #2024-0257 / Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC) / 104 & 106 Sharon Road & 53 Wells Hill Road / Special Permit for Hotel (Section 213.5) / Map 47/ Lot 2 & 2-1 / DOR: 08/05/2024 / *Continue Hearing*

The public hearing continued at 5:45pm. A motion was made at 7:19pm to continue the public hearing to December 2, 2024.

Motion: To continue the public hearing to December 2, 2024 at 5:45pm via Zoom.
Made by Cockerline, seconded by Riva
Vote: 5-0-0

Adjournment

Motion: To adjourn the meeting at 7:21pm
Made by Riva, seconded by Whalen
Vote: 5-0-0

Respectfully Submitted,
Miles Todaro
Land Use Technical Specialist