

SALISBURY PLANNING AND ZONING COMMISSION

MEETING MINUTES

Tuesday January 21, 2025 – 5:30 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)

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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 Riva, Regular Member Cockerline, were present and seated to vote. Alternate Members Schiffer and Wells were also present.

Chair Klemens requested that agenda item 15 (“January 13, 2025 Correspondence from Mark S. Hochberg, M.D.”) be moved to directly after the scheduled public hearing (item 11).

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

2. Minutes of October 29, 2024

Motion: To approve the minutes of October 29, 2024.
Made by Cockerline, seconded by Whalen
Vote: 5-0-0

3. Minutes of November 4, 2024

Motion: To approve the minutes of November 4, 2024.
Made by Cockerline, seconded by Riva
Vote: 5-0-0

4. Minutes of November 18, 2024

The Commission discussed changes to the minutes.

Motion: To approve the minutes of November 18, 2024 as amended.
Made by Cockerline, seconded by Riva
Vote: 5-0-0

- 5. Minutes of December 2, 2024 – pending
- 6. Minutes of December 10, 2024 – pending

- 36 7. Minutes of December 12, 2024 – pending
37 8. Minutes of December 16, 2024 – pending
38 9. Minutes of December 17, 2024 – pending
39 10. Minutes of January 6, 2025 – pending
40

41 Chair Klemens suggested the Commission discuss agenda item 15 before the public hearing.
42

43 **Other Business**

44 15. January 13, 2025 Correspondence from Mark S. Hochberg, M.D.
45 The Commission reviewed and discussed the correspondence.
46

47 Chair Klemens suggested the Commission also review agenda item 13 before the public hearing.
48

49 **New Business**

50 13. #2025-0273 / Nathaniel and Laura Kirk (Jones Construction) / 85 Preston Lane / Site Plan for
51 Second Story Addition Over Existing Attached Garage in Lake Protection Overlay District
52 (Section 404) / Map 69 / Lot 29 / DOR: 01/21/2025 / *Reception and Possible Consideration*
53 LUD Conroy presented the application materials. The Commission discussed the application.
54

55 **Motion:** To approve application #2025-0273 / Nathaniel and Laura Kirk (Jones Construction) / 85
56 Preston Lane / Site Plan for Second Story Addition Over Existing Attached Garage in Lake Protection
57 Overlay District (Section 404) / Map 69 / Lot 29 / DOR: 01/21/2025 /
58 with the condition that an A-2 as-built survey be required.
59 Made by Cockerline, seconded by Riva.
60 Vote: 5-0-0
61

62 **Public Hearing – 5:45PM**

63 11. #2024-0269 / Sievert and Eliza McCabe / 21 Mount Riga Road / Special Permit for Vertical
64 Expansion of a Nonconforming Residential Structure (Section 503.2) / Map 14 / Lot 17 / DOR:
65 11/18/2024 / OH: 01/06/2025 close by 02/10/2025 (02/03/2025 meeting) / *Possible Close of*
66 *Public Hearing and Consideration*

67 The public hearing opened at 5:50pm. The Commission discussed the application amongst themselves
68 and with applicant Sievert McCabe. A motion was made to continue the hearing at 6:03pm.
69

70 **Motion:** To continue the public hearing to February 3, 2025 at 5:45pm.
71 Made by Riva, seconded by Cockerline.
72 Vote: 5-0-0
73

74 **New Business**

75 12. Pre-Application Meeting Per (CGS) §7-159b RE: ARADEV, LLC / 104 & 106 Sharon Road & 53
76 Wells Hill Road, Lots 2 & 2-1 / *“Such preapplication review and any results or information*
77 *obtained from it may not be appealed under any provision of the general statutes, and shall not*
78 *be binding on the applicant or any authority, commission, department, agency or other official*
79 *having jurisdiction to review the proposed project.”*
80 The Commission discussed design aspects of potential future application for expansion of the Wake
81 Robin Inn with the representatives of ARADEV, LLC.

82 **Pending Business**

83 14. #2024-0273 / Alexander Reid and Kathryn Spaziani / 99 Preston Lane / Special Permit
84 Application for Vertical Expansion of a Non-Conforming Structure in the Lake Protection Overlay
85 District (Sections 503.2 and 404) / Map 68 / Lot 10 / DOR: 01/06/2025 / *Review of*
86 *Completeness and possible Schedule Public Hearing*

87 Vice Chair Shyer left the meeting at 6:51pm, and alternate Wells was seated as a voting member.
88 Applicant Alexander Reid withdrew the application.

89

90 **Adjournment**

91

92 Motion: To adjourn the meeting at 6:59pm

93 Made by Cockerline, seconded by Whalen

94 Vote: 5-0-0

95

96 Respectfully Submitted,

97 Miles Todaro

98 Land Use Technical Specialist