

**SALISBURY PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

**Monday February 3, 2025 – 5:30 PM**

Remote Meeting by Live Internet Video Stream and Telephone

**Members Present:**

Dr. Michael Klemens (Chair) – *joined at 6:28pm*  
Cathy Shyer (Vice Chair)  
Allen Cockerline (Regular Member)  
Bob Riva (Regular Member)  
Dr. Danella Schiffer (Alternate Member)  
Beth Wells (Alternate Member) – *joined at 5:37pm*

**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

Vice Chair Shyer called the meeting to order at 5:35pm. Vice Chair Shyer, Regular Member Cockerline, and Regular Member Riva were present and seated to vote. Alternate Member Schiffer was also present and seated to vote.

2. Approval of the Agenda

**Motion:** To approve the agenda.

Made by Riva, seconded by Cockerline

3. Minutes of December 2, 2024

Alternate Member Wells joined the meeting at 5:37pm, and was seated to vote. The Commission discussed potential revisions to the December 2, 2024 minutes.

**Motion:** To approve the minutes of December 2, 2024 as amended.

Made by Cockerline, seconded by Riva

Vote: 5-0-0

4. Minutes of December 10, 2024 – pending

5. Minutes of December 12, 2024 – pending

6. Minutes of December 16, 2024 – pending

7. Minutes of December 17, 2024 – pending

8. Minutes of January 6, 2025 – pending

9. Minutes of January 21, 2025 – pending

**New Business**

10. #2025-0274 / Town of Salisbury / 30 Salmon Kill Road (Trotta Field) / Site Plan to Reconstruct an Existing Nonconforming (Yard Setback) Municipal Multisport Court (Section 504) / Map 11 / Lot 26-1 / DOR: 02/02/2025 / *Reception and Possible Consideration*

The Commission discussed the application with the applicant.

**Motion:** To approve application #2025-0274 / Town of Salisbury / 30 Salmon Kill Road (Trotta Field) / Site Plan to Reconstruct an Existing Nonconforming (Yard Setback) Municipal Multisport Court (Section 504) / Map 11 / Lot 26-1 / in accordance with section 504 of the regulations.

Made by Cockerline, seconded by Riva

37 Vote: 5-0-0

38

39 **Motion:** The Commission finds that the maintenance and improvement of the courts at Trotta Field  
40 complies with the Plan of Conservation and Development.

41 Made by Cockerline, seconded by Riva

42 Vote: 5-0-0

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44 **Public Hearing 5:45pm**

45 11. #2024-0269 / Sievert and Eliza McCabe / 21 Mount Riga Road / Special Permit for Vertical  
46 Expansion of a Nonconforming Residential Structure (Section 503.2) / Map 14 / Lot 17 / DOR:  
47 11/18/2024 / OH: 01/06/2025 close by 02/10/2025 / *Possible Close of Public Hearing and*  
48 *Consideration*

49 LUD Conroy summarized the status of the application for the Commission.

50

51 **Motion:** To deny without prejudice application #2024-0269 / Sievert and Eliza McCabe / 21 Mount Riga  
52 Road / Special Permit for Vertical Expansion of a Nonconforming Residential Structure (Section 503.2) /  
53 Map 14 / Lot 17 /

54 Made by Cockerline, seconded by Riva

55 Vote: 5-0-0

56

57 **Pending Business**

58 12. 2024-0270 / NOTSERO LLC (Hackett) / 95 Preston Lane / Site Plan for Demolition and  
59 Reconstruction of Single Family Residence in the Lake Protection Overlay District (Section 404) /  
60 Map 69 / Lot 32 / DOR: 12/16/2024 / Must act by 02/19/2025 (or 02/18 meeting) / *IWWC Decision*  
61 *Pending*

62 LUD Conroy summarized the status of the application for the Commission.

63

64 **New Business – Continued**

65 13. #2025-0275 / Lime Rock Park II, LLC / 497 Lime Rock Road / Modified Site Plan to Construct a  
66 26'x52' Open-air Guest Pavilion (Section 803.5) / Map 4 / Lot 16 / DOR: 02/03/2025 / *Reception,*  
67 *Consider Scheduling Hearing*

68 The Commission discussed the application with the applicant. Chair Klemens joined the meeting at  
69 6:28pm, and was seated as a voting member in place of Alternate Member Wells.

70

71 **Motion:** To approve application #2025-0275 / Lime Rock Park II, LLC / 497 Lime Rock Road / Modified  
72 Site Plan to Construct a 26'x52' Open-air Guest Pavilion (Section 803.5) / Map 4 / Lot 16 / with the  
73 condition that Torrington Area Health District Approval is obtained.

74 Made by Cockerline, seconded by Riva

75 Vote: 5-0-0

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77 **Adjournment**

78 The meeting was adjourned at 6:36pm.

79

80 Respectfully Submitted,

81 Miles Todaro

82 Land Use Technical Specialist