

**SALISBURY PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**Tuesday February 18, 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)

**Members Absent:**

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

2. Approval of the Agenda

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

3. Minutes of December 10, 2024

The Commission discussed potential amendments to the minutes of December 10, 2024.

**Motion:** To approve the minutes of December 10, 2024 as amended.  
Made by Cockerline, seconded by Whalen  
Vote: 5-0-0

4. Minutes of December 12, 2024

The Commission discussed potential amendments to the minutes of December 12, 2024.

**Motion:** To approve the minutes of December 12, 2024 as amended.  
Made by Riva, seconded by Cockerline  
Vote: 5-0-0

5. Minutes of December 16, 2024

The Commission discussed potential amendments to the minutes of December 16, 2024.

**Motion:** To approve the minutes of December 16, 2024 as amended.  
Made by Riva, seconded by Cockerline  
Vote: 5-0-0

6. Minutes of December 17, 2024

36 The Commission had no comments.

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38 **Motion:** To approve the minutes of December 17, 2024.

39 Made by Whalen, seconded by Riva

40 Vote: 5-0-0

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42 7. Minutes of January 6, 2025 – pending

43 8. Minutes of January 21, 2025 – pending

44 9. Minutes of February 3, 2025 - pending

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#### 46 **Pending Business**

47 10. 2024-0270 / NOTSERO LLC (Hackett) / 95 Preston Lane / Site Plan for Demolition and  
48 Reconstruction of Single Family Residence in the Lake Protection Overlay District (Section 404) /  
49 Map 69 / Lot 32 / DOR: 12/16/2024 / Must act by 02/19/2025 / *Awaiting IWWC Decision*

50 Chair Klemens explained the Inland Wetlands and Watercourses Commission (IWWC) has not yet  
51 rendered a decision on this application, so there is no Planning and Zoning Commission action required  
52 yet.

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#### 54 **New Business**

55 11. Pre-Application Meeting Per (CGS) §7-159b RE: Proposed Amendments to the Zoning  
56 Regulations that would allow Specified Agritourism Uses by Special Permit / Sleepy Cow Farm  
57 (CRAMER & ANDERSON, LLP – Daniel E. Casagrande, Esq., Partner) / *“Such preapplication review  
58 and any results or information obtained from it may not be appealed under any provision of the  
59 general statutes, and shall not be binding on the applicant or any authority, commission,  
60 department, agency or other official having jurisdiction to review the proposed project.”*

61 The Commission discussed details of the potential future Regulation Amendment application with  
62 representatives of Sleepy Cow Farm.

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64 12. 2025-0276 / 127 WHR LLC (Stair/Parsons) / 127 Washinee Heights Road / Site Plan for  
65 Residential Addition in the Lake Protection Overlay District (Section 404) / Map 58 / Lot 17 / DOR:  
66 02/18/2025 / *Reception and Possible Consideration*

67 The Commission discussed the application with the applicant representatives. The applicant requested  
68 that the septic system aspect of the proposal be considered separately, as it is mostly outside of the  
69 Lake Protection Overlay District. The Commission agreed, and decided to defer action on the rest of  
70 the plan until it has been reviewed by the consulting Town Engineer.

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72 **Motion:** To endorse the installation of the septic system as a minor site plan modification in  
73 accordance with section 811 of the Zoning Regulations, for application #2025-0276 / 127 WHR LLC  
74 (Stair/Parsons) / 127 Washinee Heights Road / Site Plan for Residential Addition in the Lake Protection  
75 Overlay District (Section 404) / Map 58 / Lot 17 / DOR: 02/18/2025 /

76 Made by Riva, seconded by Cockerline

77 Vote: 5-0-0

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#### 79 **Adjournment**

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81 **Motion:** To adjourn the meeting at 7:13pm

82 Made by Cockerline, seconded by Whalen.  
83 Vote: 5-0-0  
84  
85 Respectfully Submitted,  
86 Miles Todaro  
87 Land Use Technical Specialist