

SALISBURY PLANNING AND ZONING COMMISSION

MEETING AGENDA

TUESDAY FEBRUARY 18, 2025 – 5:30 PM

Remote Meeting by Live Internet Video Stream and Telephone in Accordance with Special Act No. 21-2 Sec. 149(b). Any member of the public may make a written request to be provided a physical location and the electronic equipment necessary to enable attendance in real-time and the opportunity to participate and comment as applicable. Written requests must be submitted not less than twenty-four (24) hours prior to the meeting to the attention of the Town Clerk at ksimmons@salisburyct.us or in the drop box on the Factory Street side of the Town Hall Building 27 Main Street Salisbury, CT 06068

Meeting Link

Join Zoom Meeting

<https://us06web.zoom.us/j/85895611335?pwd=2b82hfb3KGIX7sKh6TFHGIKmu2DjEU.1>

Webinar ID: 858 9561 1335

Passcode:796345

Dial (for higher quality, dial a number based on your current location):

+1 646 558 8656 US (New York)

International numbers available: <https://us06web.zoom.us/j/kcCVsA3qWX>

Brief Items and Announcements

1. Call to Order / Establish Quorum
2. Approval of the Agenda
3. Minutes of December 10, 2024
4. Minutes of December 12, 2024
5. Minutes of December 16, 2024
6. Minutes of December 17, 2024
7. Minutes of January 6, 2025 – pending
8. Minutes of January 21, 2025 – pending
9. Minutes of February 3, 2025 - pending

Pending Business

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

New Business

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

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

Adjournment