

SALISBURY PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

February 3rd, 2025 5:30PM

Remote Meeting by Live Internet Video Stream and Telephone

1 **Members Present:**

2 Chair Klemens (Chair) *arrived 6:28PM*

3 Cathy Shyer (Vice Chair)

4 Allen Cockerline (Regular Member)

5 Bob Riva (Regular Member)

6 Dr. Danella Schiffer (Alternate Member)

7 Beth Wells (Alternate Member) *arrived 5:37PM*

8

9 **Brief Items and Announcements**

10 1. Call to Order / Establish Quorum

11 Vice Chair Shyer called the meeting to order at 5:35PM. A quorum was established with three regular
12 members present (Cathy Shyer, Allen Cockerline, Bob Riva). Alternate Member Dr. Danella Schiffer was
13 also present.

14

15 **Motion:** To accept the agenda.

16 Made by Riva, seconded by Cockerline.

17 Vote: 3-0-0 in favor.

18

19 3. Minutes of December 2, 2024

20 The Commission edited the detailed minutes of December 2, 2024.

21

22 Alternate Member Beth Wells joined the meeting at 5:37PM. Vice Chair Shyer appointed Alternate
23 Member Schiffer and Alternate Member Wells as voting alternates.

24

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

26 Made by Cockerline, seconded by Riva.

27 Vote: 5-0-0 in favor.

28

29 4. Minutes of December 10, 2024 – *pending*

30 5. Minutes of December 12, 2024 – *pending*

31 6. Minutes of December 16, 2024 – *pending*

32 7. Minutes of December 17, 2024 – *pending*

33 8. Minutes of January 6, 2025 – *pending*

34 9. Minutes of January 21, 2025 – *pending*

35

36 **New Business**

37 10. #2025-0274 / Town of Salisbury / 30 Salmon Kill Road (Trotta Field) / Site Plan to Reconstruct an
38 Existing Nonconforming (Yard Setback) Municipal Multi-sport Court (Section 504) / Map 11 / Lot 26- 1 /
39 DOR: 02/02/2025 / *Reception and Possible Consideration*

40

41 LUD Conroy explained a permit was in place for municipal use at Trotta Field, where a Class D Survey for
42 the property showed the sports court slightly encroached on the neighboring property (the “Pope
43 Property”). She explained a higher accuracy level A-2 Survey was then conducted that showed there was
44 actually no encroachment, but the sports court still did not meet required structure setbacks. LUD
45 Conroy explained the Applicant has proposed to rebuild the sports court. LUD Conroy explained that
46 although the sports court was non-conforming, non-conforming structures are protected in regards to

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47 setbacks and the Town has a right to rebuild in its pre-existing location.

48

49 Salisbury's Director of Recreation and Senior Services Lisa McAuliffe explained the current asphalt court
50 would be broken down and used as a base for a fenced in post-tension concrete surface. The court
51 would be a multi-sport area including one basketball and four pickleball courts. LUD Conroy added that
52 post-tension concrete has a longer life span, and the proposed eight-foot perimeter fence was included
53 without increasing non-conformity.

54

55 Vice Chair Shyer asked for the expected lifespan of the court and project cost. Ms. McAuliffe replied the
56 expected lifespan is twenty years and would cost \$325,000. She explained post-tension concrete is
57 better suited to the Town's weather conditions. Commissioner Cockerline asked about the condition of
58 the current asphalt sports court. Ms. McAuliffe replied it was constructed prior to 2005, and was
59 repaired in 2006 with a skim coat of asphalt and acrylic. She said the court has been in disrepair for the
60 past three to five years and is unusable. Commissioner Riva asked which company would perform
61 construction. Ms. McAuliffe answered RS Site and Sports. Alternate Member Wells asked if the court can
62 be shifted to comply with the setback. Ms. McAuliffe replied no, there is insufficient space between the
63 access road and baseball diamond. Vice Chair Shyer and Alternate Member Wells expressed concern
64 about excessive noise from pickleball. Ms. McAuliffe explained there are no homes within 500 feet of the
65 court and noise pollution is not anticipated to be a concern. However, noise mitigation solutions could
66 be implemented post-construction if needed.

67

68 LUD Conroy explained the Commission determines whether or not investing in repairing the municipal
69 recreation facility aligns with the Plan of Conservation and Development (POCD). LUD Conroy asked if
70 additional allocations for budgeting were needed. Ms. McAuliffe replied there are multiple options to
71 ensure the project is sufficiently funded. Commissioner Cockerline asked if an 8-24 Review should be
72 completed. LUD Conroy clarified that the Commission can do an 8-24 review in addition to acting on the
73 application. Vice Chair Shyer asked if there is sufficient parking for the anticipated court. Ms. McAuliffe
74 replied there is.

75

76 **Motion:** To approve application #2025-0274 / Town of Salisbury / 30 Salmon Kill Road (Trotta Field) /
77 Site Plan to Reconstruct an Existing Nonconforming (Yard Setback) Municipal Multi-sport Court (Section
78 504) / Map 11 / Lot 26- 1 /

79 Made by Cockerline, seconded by Riva.

80 Vote: 5-0-0 in favor.

81

82 **Motion:** The Commission finds that the maintenance and improvement of the courts at Trotta Field
83 complies with the POCD as per section 8-24 of the Connecticut General Statutes.

84 Made by Cockerline, seconded by Riva.

85 Vote: 5-0-0 in favor.

86

87 **Public Hearing – 5:45PM**

88 11. #2024-0269 / Sievert and Eliza McCabe / 21 Mount Riga Road / Special Permit for Vertical Expansion
89 of a Nonconforming Residential Structure (Section 503.2) / Map 14 / Lot 17 / DOR: 11/18/2024 / OH:
90 01/06/2025 close by 02/10/2025 / Possible Close of Public Hearing and Consideration

91

92 LUD Conroy explained the Applicant provided a letter requesting to continue the Public Hearing. She

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93 explained the correspondence could be considered a letter of extension, but the Applicant did not
94 include a date. LUD Conroy noted that approval had not been received from Torrington Area Health
95 District (TAHD), and several major adjustments are pending. LUD Conroy explained the Commission may
96 accept an extension and encourage the Applicant to withdraw until compliance is achieved, or deny the
97 application without prejudice.

98

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

102 Made by Cockerline, seconded by Riva.

103 Vote: 5-0-0 in favor.

104

105 **Pending Business**

106 12. 2024-0270 / NOTSERO LLC (Hackett) / 95 Preston Lane / Site Plan for Demolition and Reconstruction
107 of Single Family Residence in the Lake Protection Overlay District (Section 404) / Map 69 / Lot 32 / DOR:
108 12/16/2024 / Must act by 02/19/2025 (or 02/18 meeting) / *IWWC Decision Pending*

109

110 LUD Conroy explained this project has not yet been approved by the Inland Wetlands & Watercourses
111 Commission (IWWC). Town Consulting Engineer Tom Grimaldi provided comments on the application,
112 Engineer Pat Hackett responded, and a final review from Mr. Grimaldi is pending.

113

114 **New Business (continued)**

115 13. #2025-0275 / Lime Rock Park II, LLC / 497 Lime Rock Road / Modified Site Plan to Construct a 26'x52'
116 Open-air Guest Pavilion (Section 803.5) / Map 4 / Lot 16 / DOR: 02/03/2025 / *Reception, Consider*
117 *Scheduling Hearing*

118

119 Bill Rueckert presented a Site Plan application and detailed proposed construction plans for an open-air
120 pavilion located near the infield area, adjacent to the existing Lime Rock Park chalet structure. He said
121 the pavilion was proposed where a temporary tent is typically erected for events with food service and a
122 general spectator area. The pavilion would be a twenty-six by fifty-two-foot post and beam building on
123 cement piers, with a shingled roof and gravel floor. He explained no plumbing or permanent electrical
124 power would be installed in the structure, and temporary lighting would be provided as needed for
125 events. Country Carpenters would assemble the pre-cut timber structure on site.

126

127 LUD Conroy explained the Commission had previously chosen to host public hearings for site plan
128 applications for buildings or structures proposed at Lime Rock Park. Vice Chair Shyer asked if the surface
129 area of the pavilion structure would differ from the temporary tent. Mr. Rueckert replied yes, and the
130 surface would adjust from dirt to gravel. Vice Chair Shyer asked if the Applicant anticipated increased
131 use of the permanent structure versus a temporary tent. Mr. Rueckert replied that the number of hosted
132 events would remain similar, but public use of the area would increase. Vice Chair Shyer asked if
133 temporary lighting was used during tented events. Mr. Rueckert confirmed it was.

134

135 Commissioner Cockerline commented that the proposal seemed customary and incidental to a track for
136 motor racing and should not require a public hearing. He advised if permanent utilities were proposed to
137 be used in the pavilion, the Applicant should return. Commissioner Riva and Alternate Member Wells
138 agreed.

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139 Chair Klemens joined the meeting at 6:28PM and was seated as a voting member in place of Alternate
140 Member Wells.

141
142 Chair Klemens expressed that he also felt comfortable approving the Site Plan application without
143 holding a public hearing. Commissioner Cockerline suggested approving the application with the
144 condition that the approval from TAHD is submitted to the Land Use Office. Alternate Member Schiffer
145 asked if food would be cooked under the proposed structure. Mr. Rueckert answered no, food would be
146 prepared in the existing permanent kitchen nearby and delivered to the pavilion. Alternate Member
147 Schiffer asked if appropriate garbage facilities and receptacles would be included. Mr. Rueckert replied
148 yes. There were no further questions or comments from the Commission.

149
150 **Motion:** To approve application #2025-0275 / Lime Rock Park II, LLC / 497 Lime Rock Road / Modified
151 Site Plan to Construct a 26'x52' Open-air Guest Pavilion (Section 803.5) / Map 4 / Lot 16 / with the
152 condition that Torrington Area Health District Approval is obtained.

153 Made by Cockerline, seconded by Riva.

154 Vote: 5-0-0 in favor.

155

156 **Adjournment**

157

158 Vice Chair Shyer adjourned the meeting at 6:36PM.

159

160

161 Respectfully Submitted,

162 Erika Spino

163 Secretary of Minutes