

SALISBURY PLANNING AND ZONING COMMISSION

MEETING AGENDA

MONDAY, JULY 19, 2021 – 6:30 PM

Remote Meeting by Live Internet Video Stream and Telephone in Accordance with Public 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, Patricia Williams at pwilliams@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://zoom.us/j/97669368471?pwd=U291OHVrQStKZmk5MVVQSGRZTG1qQT09>

Meeting ID: 976 6936 8471

Passcode: 959563

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

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or
+1 669 900 9128

International numbers available: <https://zoom.us/j/97669368471?pwd=U291OHVrQStKZmk5MVVQSGRZTG1qQT09>

Brief Items and Announcements

1. Call to Order/Approval of Agenda
2. Seating of Members & Alternates
3. Minutes of June 21, 2021
4. Correspondence

New Business

5. #2021-0140 / Reiland (Capecelatro/Hackett) / 63 Washinee Heights Road / Site Plan Application to Develop Single Family Residential Lot in the LPOD (Section 404) / Map 67 / Lot 02-2 / DOR 07/19/2021 / *Reception, Possible Consideration*
6. #2021-0141 / Burger (Allee Design) / 23 Harrison Street / Special Permit Application to Convert an Existing Accessory Structure to Contain an Accessory Apartment (Section 208) / Map 45 / Lot 11-1 / DOR 07/19/2021 / *Reception, Schedule Public Hearing*
7. #2021-0142 / Salisbury School Inc (Huestis Tucker Architects) / 251 Canaan Road / Site Plan Application for Additions and Renovations to Existing Chapel / Map 15 / Lot 41 / DOR 07/19/2021 / *Reception, Possible Consideration*

Other Business

8. Update on 331 Housatonic River Road / Wall / Referral to Board of Selectmen

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9. Regulation Clarification
 - 9.a. Generators/Mechanicals/Tanks – Permits Requirements
 - 9.b. Wetlands VS Watercourses – Setback Requirements
10. Draft Scope of Work for POCD
11. Staff Updates
 - 11.a. Inland Wetlands and Watercourses Regulation Revisions
 - Recommendation to Align with 2012 POCD Strategies
 - Definitions – High Water Mark, Buffer VS URA, Fens, Vernal Pools, Headwaters, Soil Scientist, Submerged Lands, Intermittent Watercourse
 - Upland Review Areas
 - Overlapping Jurisdictions – Stormwater, Watercourses, Lakes, S&E, Docks, High Water Mark
 - 11.b. Legislative Updates
 - Status of Remote and Hybrid Meetings
 - Commissioner Training
 - Accessory Apartments as of Right
 - “Community Character”
 - Short Term Rentals
 - 11.c. Interdepartmental Communication/Collaboration
12. Discussion Concerning More Ecologically-Effective Application of LPOD Regulations
13. Public Comment: Public Comment is restricted to items that are neither on the agenda nor the subject of any pending Planning & Zoning application or action and are limited to three minutes per person

Adjournment