

**SALEM PLANNING AND ZONING COMMISSION**

**(PZC)**

**REGULAR MEETING**

**June 19, 2012**

**7:00**

**Present:** K. Buckley-Chairperson, R. Savalle-Vice-Chairperson, R. Amato-Secretary, D. Bingham (7:10 late arrival), W. Volberg, V. Smith, Alt. G. Fogarty, Alt. M. Darling, Alt. H. Green, M. Chinatti, Town Planner/ZEO, D. Weston, Recording Secretary

**Absent:** G. Walter

With the consent of the Commission H. Green was seated for G. Walter and G. Forgarty was seated for D. Bingham (pending his arrival).

**Guests** Frank Sroka

**CALL TO ORDER:** K. Buckley called the meeting to order at 7:03. She introduced the members present.

**ADDITIONS TO THE AGENDA:** None

**PUBLIC HEARING:** None

**PETITIONERS:** None

**PUBLIC COMMENT** None

**OLD BUSINESS**

**1. Town Center Draft Regulations**

K. Buckley reviewed the May 22 meeting and CGS §8-2j which addresses a village district.

M. Chinatti read a letter that was included in the member packets from N. Reed Gustafson, Town Sanitarian, stating his concerns of the septic systems, soil and lot sizes. (See attached)

The members discussed well use, septic, acreage, style of buildings, additions for housing, setback of buildings, parking, state highway use, lower speed limit, pedestrian crossing and site walks.

Discussion continued, and included Village Center properties, design review guidelines, architectural review board, scorecards, and signage.

It was discussed not to have the Center an CGS §8-2j and have the Commission make decisions thus eliminating the need for an architectural review board but reserving the right to seek help from professionals.

Light illumination from signs was discussed.

A recess started at 8:30 PM; the meeting reconvened at 8:38 PM.

Discussion continued on the Village Town Center.

A modification to the existing draft of regulations of the Village Town Center was decided; then to hold a public hearing.

K. Buckley asked the members to have a list of items that need to be worked on concerning the regulations for the next meeting.

It was discussed to rename the Town Center zone due to the plaza at the four corners is called "Salem Town Center". K. Buckley asked for members to have suggestions for a name.

**2. 24 Hartford Road – Elimination of portion of sidewalk.**

M. Chinatti informed the members an elevator is being incorporated into the building plan. There will be a central hallway with access to the back of the building. It is her recommendation to approve the site plan change to remove the sidewalk on the south side of the building.

**M/S/C (Bingham/Savalle) to approve the developer's request to eliminate the southerly section of the concrete sidewalk (approximately 78 sq. ft. total), to be replaced with additional landscaping and a walking path. Vote: Approved unanimously.**

**3. POCD – P&Z Responsibilities. Implementation Procedure**

Tabled until next meeting.

**NEW BUSINESS**

**1. Carvalho Drive – Road Acceptance Recommendation to BOS**

**M/S/C (Amato/Smith) to forward a favorable recommendation to the Board of Selectmen regarding acceptance of the Salem portion of Carvalho Drive, provided that an acceptable maintenance bond is filed by the developer prior to road acceptance by the Town. Vote: Approved unanimously.**

**ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:**

M. Chinatti updated members regarding the Salem Farmer's Market.

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S):**

**M/S/C (Buckley/Bingham) to approve the May 15, 2012 Regular Meeting minutes as presented.**

**Vote: Approved: Buckley, Bingham, Savalle, Green, Smith, Amato Opposed: None Abstaining: Volberg**

**M/S/C (Buckley/Amato) to approve the May 22, 2012 Regular Meeting minutes as presented.**

**Vote: Approved: Buckley, Bingham, Savalle, Green, Smith, Amato Opposed: None Abstaining: Volberg**

**PLUS/DELTAS: None**

**CORRESPONDENCE: None**

**ADJOURNMENT:**

**M/S/C (Savalle/Volberg) to adjourn at 9:22 PM. Vote: Approved Unanimously.**

**Respectfully Submitted,**

**Diane Weston, Recording Secretary**