

SALEM PLANNING AND ZONING COMMISSION

(PZC)

REGULAR MEETING

April 16, 2013

7:00

Present: R. Amato, G. Walter, R. Savalle, V. Smith, G. Fogarty, Alt M. Darling, Alt.,
R. Serra (SECCOG)

Absent: D. Bingham, K. Buckley W. Volberg, H. Green Alt.,

Guests See File Copy

CALL TO ORDER: R. Amato called the meeting to order at 7:00.

M. Darling and G. Fogarty seated for D. Bingham and K. Buckley

ADDITIONS TO THE AGENDA: None

PUBLIC HEARING: None

PETITIONERS:

1. 40 Old Colchester Road -SUB # 13-03-01 Subdivision of Property into two lots acceptance and possible action

S. Gadbois presented his plan to the Commission. He stated any concerns from the Sanitarian have been addressed in a letter from the applicant's engineer.

S. Gadbois stated he wants to cut the piece of land zoned business off from the residential piece. He has no plans to put any structure on the business portion of the property once subdivided.

S. Gadbois addressed the use of iron pins in place of concrete or granite monuments.

R. Serra suggested the right of way be deeded to the town before the Mylar's are signed.

S. Gadbois stated the right of way to be deeded is inconsistent in width for the 50 ft. right of way to be deeded to the town.

R. Serra stated that letters of referral needed to go out to Montville and SECCOG due to the subdivision abutting a neighboring town (Montville) before the application is acted upon.

The application will be heard at the first meeting of May.

M/S/C (Fogarty/Darling) approve waiver request to use iron rods in place of granite monuments. Vote: Approved Unanimously.

2. 4 New London Road-SPM #13-04-01 to construct a canopy replacement, installation of 3 underground fuel tanks, dumpster enclosure, & modify site lighting

Paul Biscuti (sp?) engineer for Hendels presented the site plan for modification of 4 New London Road. He stated the applicant viewed the modification as maintenance of the site. Due to the canopy collapsing in a storm a couple of years ago they are now replacing it. They need to build it to the new building codes therefor the structure will be larger and the islands have to be enlarged to accommodate the new canopy. He stated while they were doing the work for the canopy the owners decided to replace the fuel tanks, concrete pad for the dumpsters, and new site lighting.

Jerry Collett, Field Manager for Hendels addressed the tank replacement, stating the site for the new tanks will make the fuel delivery safer.

It was determined the DEEP has oversight of the replacement of the tanks and how they are buried.

M/S/C (Smith/Darling) to approve Hendels, site plan modification, 4 New London Road and the request for waivers pertaining to 11.8.4 of the zoning regulations. Vote: Approved Unanimously

PUBLIC COMMENT: None

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

1. March 19, 2013 Regular Meeting

M/S/C (Fogarty/Smith) to approve the minutes of March 19, 2013 Planning and Zoning Commission. Vote: Approved. In favor-Amato, Fogarty, Savalle, Darling. Smith. Opposed-none. Abstaining-Walter

2. March 26, 2013 Regular Meeting

M/S/C (Fogarty/Darling) to approve the minutes of March 26, 2013 Planning and Zoning Commission. Vote: Approved. In favor-Amato, Savalle, Walter Darling. Opposed-none. Abstaining- Fogarty, Smith

OLD BUSINESS

1. Village Zone District/BOS Comments & BOE Comments

The members discussed the pros and cons of Board of Education's comments regarding their comment request that the school be exempt from the zone. They also discussed the draft regulations and how they do or don't relate to the request for exemptions.

G. Walter leaves at 8:08

R. Serra discussed some areas the members may want to revisit on the draft regulations, for example the 10,000 sq.ft. building lot. He was not sure what could actually fit on a lot of that size. He stated that most times when towns implement a village district they usually have incentives to draw developers in. Without public infrastructure it would be difficult.

The Commission thought they may have to go back and rework the draft.

2. POCD Ten Year Implementation Plan/Spreadsheet

The Commission will discuss at the next meeting.

NEW BUSINESS

1. Revision of Net Buildable Area regulations

R. Amato charged V. Smith with researching and coming up with a revision to the Net Buildable Area regulations due to the issues surrounding a previous application. V. Smith will work with the planner and the town's land use attorney and come back to the Commission with suggestions for the May 28, 2013 meeting. G. Fogarty gave background into the reasoning for developing the Net Buildable Area regulations.

ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:

No report

PLUS/DELTAS: The Commission discussed the positive and negative aspects of the meeting.

CORRESPONDENCE: none

ADJOURNMENT:

M/ /C (Amato) to adjourn at 8:37 PM. Vote: Approved Unanimously.

Respectfully Submitted,

Sue Spang

Recording Secretary