

**SALEM PLANNING AND ZONING COMMISSION**

**(PZC)**

**REGULAR MEETING**

**July 16, 2013**

**7:00**

**Present:** R. Amato, V. Smith, D. Bingham, R. Savalle, G. Walter, K. Buckley  
M. Darling, R. Serra (SECCOG Planner)

**Absent:** G. Fogarty, Alt, H. Green Alt.,

**Guests:** See File Copy

**CALL TO ORDER:** R. Amato called the meeting to order at 7:02.

**ADDITIONS TO THE AGENDA:** Add Village Center Zone to Old Business

**PUBLIC HEARING:** None

**PETITIONERS:** None

**PUBLIC COMMENT:** None

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

**1. June 18, 2013 Regular Meeting**

**M/S/C (Savalle/Smith) to approve the June 18, 2013 Regular Meeting Minutes as amended.**

Add G. Walter as present

**2. May 28, 2013 Regular Meeting**

M/S/C (Smith/Darling) to approve the May 28, 2013 ~~Regul~~  
~~a~~ **Regular Meeting Minutes as presented.** Vote:  
Approved Unanimously

**b. Scenic Road Ordinance**

The designation of a Scenic Road requires ~~and~~ ordinance

**Vote: Approved Unanimously**

## **2. June 25, 2013 Regular Meeting**

**M/S/C (Smith/Darling) to approve the June 25, 2013 Regular Meeting Minutes as amended.**

Add G. Walter as present

**Vote: Approved Unanimously**

## **OLD BUSINESS**

### **1. POCD Discussion**

R. Savalle informed the members and presented a brochure from the Niantic River Watershed Committee addressing storm water. She stated that there is a vacancy on the committee and they are looking to fill that vacancy.

R. Amato suggested finalizing some of the recommendations that are completed. They will be designated as complete but with annual review on the project work sheet.

R. Serra will look for S. Byrne letter regarding fee in lieu of for recreation. The members discussed fee in lieu of open space and how it is applied to subdivisions. The Commission has no policy on how or what size subdivisions should be subject to the open space set aside or fee in lieu of. R. Serra will look to see if there is a check list for subdivisions.

R. Serra will look for communications to other boards and commissions concerning the POCD.

In the future, the term waste water should be used in place of sewer systems.

### **2. Salem Village Zone**

The members discussed the Village Zone. They discussed the need to avoid spot zoning. R. Serra stated it was important to offer incentives to people in order to make the zone attractive to residents or people wanting to move in. He thought mixed use and multifamily housing could possibly work as

incentives for the Salem zone. R. Serra is starting to put together a structure for the draft Salem Village Zone Regulations. He suggested an overlay zone for the area.

R. Savalle handed out information about historical districts and village districts.

**NEW BUSINESS**

**None**

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

**1. Town Planner Report**

R. Serra informed the Commission that he received an inquiry from Burnetts Country Gardens about a possible reg amendment to allow a subordinate use of the nursery to allow a café. The Commission was favorable to the idea.

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

**CORRESPONDENCE:** None

**ADJOURNMENT:**

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

**Respectfully Submitted,**

**Sue Spang**

**Recording Secretary**