

**SALEM PLANNING AND ZONING COMMISSION**

**(PZC)**

**REGULAR MEETING**

**May 21, 2013**

**7:00**

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

Absent: W. Volberg, H. Green Alt.,

Guests See File Copy

**CALL TO ORDER:** R. Amato called the meeting to order at 7:01.

D. Bingham arrives at 7:04

G. Fogarty seated for W. Volberg

**ADDITIONS TO THE AGENDA:** Add L. Getty and Avery/Savalle for waiver requests.

**PUBLIC HEARING:** None

**PETITIONERS:**

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

R. Serra, Town Planner informed the Commission the referral letters had been sent and he read the reply from the SECCOG. He also read the letter from the Sanitarian stating all his concerns had been addressed. The applicant has submitted the quick claim deed for the town right of way. R. Serra stated the application is in order and he recommended approval.

**M/S/C (Fogarty/Buckley) the Commission approves the request for subdivision of property on 40 Old Colchester Road, , application SUB 13-03-01, the Commission has reviewed the application and concurs with the Town Planner's assessment that the application does not rise to the level of consideration of open space or fee in lieu of open space. Vote: Approved Unanimously.**

2. Henrici waiver request of Section 14.6d site plan requirements for excavation
3. G. Getty waiver request of Section 14.6d site plan requirements for excavation
4. Renz waiver request of Section 14.6d site plan requirements for excavation
5. L. Getty waiver request of Section 14.6d site plan requirements for excavation.
6. Avery/Savalle waiver request of Section 14.6d site plan requirements for excavation.

**(all the above request were considered in one motion)**

R. Serra informed the members that according to the ZEO the Henrici, G. Getty, L. Getty, and Avery/Savalle excavations have been inspected and there has not been more than 5000 CY taken out.

**M/S/C (Bingham/Buckley) to approve waiver request of section 14.6.d, site plan requirement for Henrici, G. Getty, L. Getty, and Avery/Savalle. Vote: Approved Unanimously**

**M/S/C (Amato/Buckley) to table the Renz request until the next meeting. Vote: Approved Unanimously**

**PUBLIC COMMENT: None**

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

**1. April 16, 2013 Regular Meeting**

**M/S/C (Bingham/Smith) to approve the minutes of April 16, 2013 Planning and Zoning Commission. Vote: Approved Unanimously**

**2. April 23, 2013 Regular Meeting**

**M/S/C (Bingham/Fogarty) to approve the minutes of April 23, 2013 Planning and Zoning Commission. Vote: Approved Unanimously**

**OLD BUSINESS**

**1. Yantic River Greenway**

R. Serra stated there were no regulatory consequences of endorsing the greenway. He informed the members it was too late for this year but it would not hurt to support the greenway by way of an endorsement.

**M/S/C (Fogarty/Savalle) The Salem Planning and Zoning Commission endorse the proposal for the Yantic River Greenway. Vote: Approved.**

**In favor- R. Amato, G. Walter, R. Savalle, D. Bingham, K. Buckley, G. Fogarty.  
Opposed-none. Abstaining- V. Smith**

## **2. Village Center Zone**

R. Serra asked the Commission, "What is the intent of the regulations". He stated that there has to be an incentive for people to want the regulation changes and to live in the zone.

Discussion took place on the difference between a home occupation and what the draft regulations propose.

The map for the zone was questioned as to how realistic was it, why the recreation fields and path properties were included, and why are the properties across from the fields were not.

The Commission discussed the possibility of two zones, one for the center and one that went out from the smaller, central zone.

The members took a straw poll and all were in favor of allowing for mixed use, or more flexible use and they were in favor of architectural restrictions.

R. Serra advised the members to keep the regulations simple and to have incentives.

## **NEW BUSINESS**

### **1. Revision of Net Buildable Area regulations**

V. Smith stated he had discussed with R. Serra possible language for amending 15.2.11 and to possible redefine 3.2.1. D. Bingham stated there was a lot of science that went into the regulation and the Commission worked on the regulation for many months.

V. Smith will work on language for the next meeting.

(Matt Darling leaves at 9:13)

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

Waiver requests discussed previously

R. Amato stated that a new ZEO was hired and will start in two weeks.

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

**CORRESPONDENCE:** R. Savalle handed out information she received from the CLEAR seminar she attended.

**ADJOURNMENT:**

**M/ /C (Amato/Smith) to adjourn at 9:25 PM. Vote: Approved Unanimously.**

**Respectfully Submitted,**

**Sue Spang**

**Recording Secretary**

approved