

**SALEM PLANNING AND ZONING COMMISSION  
(PZC)  
REGULAR MEETING  
March 17, 2015  
7:00**

**CALL TO ORDER:** G. Fogarty called the meeting to order at 7:01.

Present: G. Fogarty, J. Duncan, R. Amato, G. Walter, V. Smith, R. Savalle, E. Wenzel  
Alt. J. Gadbois Alt., E. Natoli Alt., R. Serra (SECCOG Planner)

Absent: R. LaBonte,

Guests See File Copy

J. Gadbois was seated for R. LaBonte

**PUBLIC HEARING:** None

**PETITIONERS:** **LDP # 15-03-01. Applicant: Christopher Newell, 24 Alexander Road.**

R. Serra gave an overview of the Slota/Novak/Sunset Meadows subdivision and showed the commission where the applicant's lot is located. He stated the town engineer reviewed the plan and found it acceptable and approved the plan.

C. Newell stated the stock pile of soil would be used in the construction phase for fill and then what ever is left will be spread out and seeded.

It was noted that the lot number on the engineer's letter was incorrect and should be changed from lot 16-16 to lot 16-6.

**M/S/C (Smith/Amato) to approve LDP # 15-03-01. Applicant Christopher Newell, 24 Alexander Road as submitted. Vote: Approved Unanimously**

**PUBLIC COMMENT-None**

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

- 1. Approve February 17, 2015 Regular Meeting Minutes**

**M/S/C (Savalle/Smith) to approve the February 17, 2015 regular meeting as amended.**

Page 4, ¶ 4, add: R. Serra stated it would be non-conforming.

**Vote: Approved Unanimously**

**2. Approve February 24, 2015 Regular Meeting Minutes**

**M/S/C (Smith/Savalle) to approve the February 24, 2015 Regular Meeting Minutes as presented. Vote: Approved Unanimously**

**Additions:** New Business, add Board of Finance update and advertising future public meetings.

**OLD BUSINESS:**

**1. Discussion of Public Hearing with possible action on amendments/additions of Section 3.21 (Accessory Apartments), Section 3.21.1 b, c, d, e, f, g, & h, Section 3.21.2a, b, c, & d, Proposed addition of an Aquifer Protection Overlay Zone(s) Section 25 of the Salem Zoning Regulations and proposed Aquifer Protection Overlay Zone to the Town of Salem Zoning map.**

**a) Accessory Apartments**

The members discussed the minor change to the proposed regulation allowing an accessory apartment 100 ft. from the primary/main residence instead of the original 50 ft.

G. Walter informed the members he had done research on accessory apartments throughout the state as well as other states and found that Salem would be an exception requiring a maximum distance from the primary residence. He also stated that most of the regulations for accessory apartments required the owner to reside on the property as his/her primary residence.

The members discussed the requirement of setting a maximum distance and thought the 100 ft. was adequate and people still had the option of going for a variance to ZBA.

The other change was to require a detached accessory apartment to conform to the main residence on the property instead of zone or surrounding properties.

**M/S/C (Smith/Savalle) to approve Section 3.21, Section 3.21.1 b, c, d, e, f, g, & h, Section 3.21.2a, b, c, & d (Accessory Apartments) as amended. Vote: Approved Unanimously**

**b) Aquifer Protection Overlay Zone**

R. Serra gave the members a handout describing what an overlay zone is. He stated the language is standard and is usually used as an incentive or for new regulations. The overlay requirements are an addition to the zone “underneath” of it.

G. Fogarty asked J. Gadbois if he had any feedback from his grandfather (local farmer) about some of the concerns the members had about storage of pesticides and fertilizers. He stated he did discuss it and overall his grandfather did not see any major issues with it.

G. Fogarty stated she spoke to DEEP and they do not have any regulations concerning storage of pesticides/herbicides/fertilizers and they encourage farmers to use best management practices.

G. Fogarty also inquired about buried propane tanks and the DEEP does not consider propane a danger to water supplies due to the nature of the gas and how it reacts **when released.**

**M/S/C (Savalle/Amato) to approve Section 25 of the Salem Zoning Regulations and proposed Aquifer Protection Overlay Zone to the Town of Salem Zoning map as amended. Vote: Approved Unanimously**

**M/S/C (Savalle/Smith) the two approved regulations will be effective as of May 1, 2015. Vote: Approved Unanimously**

**NEW BUSINESS:**

**1. Funding request for GIS Software**

G. Fogarty informed the commission that the First Selectman approached P&Z and IWCC for yearly funding for the GIS software. She stated IWCC will be giving \$400 and P&Z will give \$1600.

**2. Board of Finance Update**

G. Fogarty informed the members that she presented the P&Z budget to the Board of Finance and they were very happy with the decrease and stated that if they need funds during the year they should come back to the Board.

**3. Advertising in "Our Town Salem"**

G. Fogarty said she listened to the members discuss trying to inform more residents when there is a public hearing about regulation changes that would affect them. She thought one way to inform the public would be to take an ad out in the quarterly issues of, "Our Town Salem". It was suggested that the public be encouraged to sign up for the news and announcements notifications.

**ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT: See File Copy**

**1. Town Planner Report**

R. Serra informed the members that DEEP's department of forestry will be presenting their forestry management plan for Nehantic State Forest. E. Natoli, Chairman of IWCC told the members that IWCC will be hosting the presentation on April 13, 2015 and it will be approximately a two hour presentation.

**CORRESPONDENCE:** None

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

**ADJOURNMENT:**

**M/S/C (Walter) to adjourn at 8:05 PM. Vote: Approved Unanimously.**

**Respectfully Submitted,  
Sue Spang  
Recording Secretary**