

SALEM PLANNING AND ZONING COMMISSION

(PZC)

REGULAR MEETING

January 20, 2015

7:00

CALL TO ORDER: G. Fogarty called the meeting to order at 7:05.

Present: G. Fogarty, J. Duncan, (7:04), R. Amato, R. LaBonte, G. Walter, E. Natoli
Alt. E. Wenzel Alt J. Gadbois Alt., R. Serra (SECCOG Planner)

Absent: V. Smith, R. Savalle

Guests See File Copy

PUBLIC HEARING: None

PETITIONERS: None

PUBLIC COMMENT-None

E. Wenzel was seated for V. Smith

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

- 1. December 16, 2014 Regular Meeting Minutes**

M/S/C (LaBonte/Duncan) to approve the December 16, 2014 Regular Meeting Minutes as presented. Vote: Approved. Unanimously

OLD BUSINESS: 1. E. Burr Presentation on Affordable Housing Tour

E. Burr stated he went on a tour of affordable housing in SE CT sponsored by the SECT Housing Alliance. R. Serra gave an overview of the different affordable developments. He stated some were built by non-profits, some by builders/contractors and the Town of Old Saybrook donated land for a development. Some of the projects fell under §8-30g and others did not.

R. Serra informed the members of the requirements of §8-30g and if a developer came in under that statute then all the zoning regulations do not apply. He stated that a percentage of the units had to meet certain median income requirements and the units were deed restricted for 40 years. Some towns are implementing, "housing incentive zones" which mimic §8-30g but are subject to zoning regulations.

E. Burr showed pictures of the sites the tour visited. He stated all were well built with top of the line materials. The prices for rentals or purchase had a wide range. The sites were in Old Saybrook, East Lyme and New London.

2. Report on Final DMV Decision on Sid's Auto

G. Fogarty read the findings of the DMV hearing, dated January 2, 2015 into the record. (See File Copy). The case, Sid's Auto Sales and Used Parts Co., Inc. DMC Case Number ENF-2014-29; DMV license number J2700 was determined that Sid's was in violation of CGS Section 14-67r and RCSA Section 14-67q-14. Sid's license, J2700 was revoked.

NEW BUSINESS

1. POCD Project-Conservation Design Issues Including Density Bonus Provisions.

R. Serra stated that conservation design and density bonuses were called out in the POCD for consideration. He stated Salem already has the foundation in its zoning regulations for conservation design but it is referred to as cluster development. The purpose of conservation design is to allow more units to be built utilizing a smaller area of a parcel, which would leave more open space.

R. Serra stated density bonuses could be used for affordable housing. He stated it might be difficult to make a one size fits all for conservation design and density bonuses, considering the topography and wetlands that exist in Salem.

2. 2014/2015 Budget Discussion

The Commission reviewed their budget for the upcoming fiscal year and decided to reduce the following lines:

Engineering from \$9000 to \$5000

Legal from \$17500 to \$15000

They increased mileage from \$1000 to \$1500

ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT: Submitted, see file copy

1. Town Planner Report-

No Report

CORRESPONDENCE: None

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

ADJOURNMENT:

M/S/C (Walter) to adjourn at 8:25 PM. Vote: Approved Unanimously.

**Respectfully Submitted,
Sue Spang
Recording Secretary**