

SALEM PLANNING AND ZONING COMMISSION

(PZC)

REGULAR MEETING

October 28, 2014

7:00

CALL TO ORDER: G. Fogarty called the meeting to order at 7:00.

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

Absent: R. Amato, G. Walter, E. Natoli Alt.,

Guests See File Copy

PUBLIC HEARING: None

PETITIONERS: None

PUBLIC COMMENT-None

E. Wenzel and J. Gadbois were seated for G. Walter and R. Amato

APPROVAL OF MINUTES OF PREVIOUS MEETING(S): NA

OLD BUSINESS

1. Review and Discuss Possible Language for the Following Regulations:

G. Fogarty distributed a sales history of houses in Salem under 1000 sq.ft. (See File Copy). The history showed houses under 1000 sq. ft., how long they were on the market, and how much they sold for. She stated that it appears there is a niche market for smaller houses.

R. Serra drafted language for the proposed regulations. (See File Copy) The Commission reviewed the draft and made minor changes to the document.

The members could not come to a consensus on the all of the draft provisions of the detached accessory apartment. The issue of limiting

it to two persons was discussed. The concern was how the two person limit could be enforced and what if a couple were living in the apartment and they had a baby, would they have to leave the apartment.

The majority of the members agreed to allow detached accessory apartment structures as long as setbacks were met. They agreed to allow the structure to be 50 ft from the residence instead of 25 ft.

The Commission did not feel architectural design and placement was viable.

The members thought it was not acceptable to have landowners, building specific structures for rental to non-family members. They argued allowing detached structures to be built specifically for that purpose would change the intent of the zone. The Commission thought a detached garage or barn with the upper level converted to an accessory apartment was more acceptable.

R. Serra will make the recommended changes and the commission members will discuss at their next meeting the unresolved issues of accessory apartments.

- a. **amendment of regulation requiring two family houses to be located on parcels at least twice the minimum lot size of a single family unit in RU-A and RU-B zones**
- b. **revise regulations to allow construction of houses smaller than the current 1,000 sq. ft. minimum (Resolved)**
- c. **consider adding an option to P&Z regulations allowing an owner to add an accessory apartment to an existing building.**

NEW BUSINESS:

1. **Map and Regulation Referral from Colchester**

The Commission decided to respond to the referral by suggesting they insert language for screening by evergreen vegetation to protect Salem's residential properties from activity in the proposed light industrial overlay zone. R. Serra provided a map of Colchester and informed the members there were no aquifer protection concerns in the proposed zone.

2. APZ Draft Regulations

The members will discuss on Nov. 18, 2014.

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

1. **Town Planner Report**-There is an EDC development workshop at the SECCOG on Nov. 6, 6PM-8PM.

CORRESPONDENCE: None

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

ADJOURNMENT:

M/S/C (Smith/Gadbois) to adjourn at 8:29 PM. Vote: Approved Unanimously.

**Respectfully Submitted,
Sue Spang
Recording Secretary**