

**TOWN OF SALEM
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 22, 2016 – 7:00 P.M.
SALEM TOWN OFFICE BUILDING**

PRESENT

Joseph Duncan, Chair
Vernon Smith, Vice-Chair
Ron LaBonte
Jennifer Lindo-Dashnaw
Ruth Savalle
Eric Wenzel
John Gadbois, Alternate
David Miller, Alternate (*seated*)

ABSENT

Ron Bouchard, Secretary
Jim Mulholland, Alternate

ALSO PRESENT

Town Planner Richard Serra

CALL TO ORDER

Chairman Duncan called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Alternate Member Commissioner Miller was seated for Full Member Commissioner Bouchard.

PUBLIC HEARING – *none*

PETITIONERS/PUBLIC COMMENT: *None*

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

Regular Meeting Minutes: October 18, 2016

M/S/C: Lindo/LaBonte. Discussion: None. Voice vote, 6-0-1. Voting in Favor: Commissioners LaBonte, Lindo-Dashnaw, Miller, Savalle, Smith, and Wenzel. Voting in Opposition: None. Voting in Abstention: Commissioner Duncan.

Chairman Duncan proposed and no opposition was voiced to move New Business ahead of Old Business.

NEW BUSINESS:

1) ZCC 11-01-16. Barry Ford, 30 Gungy Road. Application for an Accessory Apartment in a detached structure as per Section 3.21 of the Zoning Regulations.

The Commissioners reviewed the application packet for a pre-existing apartment located above the barn and the applicable section of the Zoning Regulations. The apartment, which is located in a separate building, has existed since 2001. During the permitting process to separate the existing

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electrical service between the home and the apartment, it was discovered that a Permit was never issued for the apartment. Per Section 3.21 of the Zoning Regulations, all of the required information has been submitted with the application and is in compliance with all of the standards within the Section. The Uncas Health District has inspected the site, additional test pits for the reserve area has been dug, and a letter stating that the apartment is permissible has been submitted. Following the Commission's approval of the Application, a Zoning Certificate of Compliance will be issued and the Owner will be able to proceed with a number of required updates, bringing the apartment to full compliance with the building code. The apartment is located within an appropriate distance from the house, is an appropriate size, and the location and lot size is more than adequate.

In response to Chairman Duncan, Applicant Barry Ford stated that a building permit was issued for the barn and, years later, an accessory apartment was added above the barn. The Building Official has conducted preliminary inspections and provided a list of items that will need to be corrected to bring the apartment up to code.

M/S/C: Smith/LaBonte, to approve Application ZCC 11-01-16, Barry Ford, 30 Gungy Road, for an Accessory Apartment in a detached structure as per Section 3.21 of the Zoning Regulations. Discussion: None. Voice vote, 7-0, all in favor.

OLD BUSINESS:

- 1) Discuss age restricted/elderly forms of housing as allowed by the zoning regulations. *(Tabled from September 2016)*

Chairman Duncan reported that he recently attended a seminar at Three Rivers Community College, which was interesting, but more relevant to urban settings with public water and sewer systems. Town Planner Serra agreed, adding that an interesting concept, termed Middle Housing, was discussed. Middle Housing is housing between single-family residences and high-rise apartments and are two- to three-story apartment buildings comprised of four to eight units and have the appearance of a single-family residence. The presenters are in the process of designing and working with various communities to formulate regulations for such structures.

Chairman Duncan will be discussing the regulation for age restricted/elderly forms of housing with Town Planner Serra in the near future and hopes to have a revised draft in January.

ENFORCEMENT OFFICER'S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:

ZWEO Report – none

Town Planner Report

Town Planner Serra recently attended a meeting held by Colchester's Economic Development Commission (EDC) to discuss the town's plan is to extend their water and sewer lines, making Colchester an area-wide regional center for economic development. Attended by Town Planners

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of surrounding towns, including Salem, Lebanon, Marlborough, and Hebron, the meeting centered around a discussion regarding an area-wide economic development study to, primarily, determine specific uses the town would seek to attract. The town is seeking the support of neighboring towns for the study. While the type of activities that would be appropriate for Colchester would differ from that of the Salem, the study could prove beneficial for the Town in determining the types of activities, services, and the like, that would be appropriate for the Town, given its population. Town Planner Serra has also met and discussed the proposal with the Salem's EDC, who voiced their interest in supporting the study. It was noted that the current roadwork being conducted in the town is unrelated to the study and the town would not be seeking the installation of water and sewer lines in Salem as part of the project.

The Council of Governments (COG) is currently working with the Department of Agriculture to obtain a Farm Viability Grant to promote agricultural-related activities in agricultural settings, an idea very similar to the Special Agricultural Zone. Town Planner Serra volunteered both Salem and Bozrah for inclusion in the Study. As part of the Study, the regulations of individual towns would be reviewed. Both the First Selectman and EDC Chair have signed and submitted a letter of support on behalf of the Town.

Regarding the proposed 120' tower to be located on Witch Meadow Road, a meeting, organized through COG, was held during which Mobilitie, representing Sprint, provided a presentation to Town Planners. Town Attorney Steve Byrne stated, and Mobilitie agreed, that the Siting Council must approve the towers. Following the Siting Council's approval, a notice would be mailed and the Town would have 90 days to provide any comments. To date, no applications have been submitted to the Siting Council. The Company has a number of towers proposed throughout the State, 30-35 of which are located within the State right-of-ways. To date, no Town has signed a lease agreement. Discussion ensued regarding the proposed towers, the proposed location(s), and any long-term results should the towers be approved by the Siting Council.

CORRESPONDENCE: *none*

PETITIONERS/PUBLIC COMMENT: *none*

PLUS DELTAS:

The 2017 Meeting Schedule and Election of Officers will be included on next month's agenda.

ADJOURNMENT:

M/S/C: Lindo-Dashnaw/LaBonte, to adjourn the meeting at 7:39 p.m. Discussion: None. Voice vote, 7-0, all in favor. Meeting Adjourned.

Respectfully Submitted by: Agnes Miyuki, Recording Secretary for the Town