

**SALEM PLANNING AND ZONING COMMISSION**

**(PZC)**

**REGULAR MEETING**

**December 16, 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 (7:04), R. Amato, R. LaBonte, E. Wenzel Alt J. Gadbois Alt., R. Serra (SECCOG Planner)

Absent: G. Walter, E. Natoli Alt.

Guests See File Copy

**PUBLIC HEARING: None**

**PETITIONERS: None**

**PUBLIC COMMENT-None**

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

**1. November 18, 2014 Regular Meeting Minutes**

**M/S/C (Savalle/Smith) to approve the November 18, 2014 Regular Meeting Minutes as presented.**

**Vote: Approved. Unanimously**

**OLD BUSINESS: 1. Review APZ Proposed Regulations**

The Commission discussed the updated proposed APZ regulations and map. The members debated the need for the green line around the aquifers which denotes the 250 ft. buffer and the yellow which denotes the coarse grained soils. After much discussion the Commission decided to go

with just the red line which defines the actual aquifer overlay zone. There were minor word changes.

**2. Possible Action to Set Public Hearing Date for Regulation Changes:**

- 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.**
- c. **consider adding an option to P&Z regulations allowing an owner to add on accessory apartments to existing buildings.**

The Commission reviewed the proposed regulation amendments with no changes to the presented proposals. They all agreed to listen to comments from the public hearing to help guide them on some of the changes they were not all in agreement on. The public will be encouraged to give feedback on some of the outstanding issues.

**M/S/C (Smith/Savalle) to set the Public Hearing date for February 17, 2015 to discuss proposed regulation changes. Vote: Approved Unanimously**

**NEW BUSINESS**

**1. Election of Officers**

G. Fogarty called for nominations of officers.

R. Savalle nominated G. Fogarty for Chairman

V. Smith nominated J. Duncan for Vice Chair

R. Amato nominated V. Smith for Secretary

The nominations were excepted and approved by the Commission

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

**1. Town Planner Report-**

R. Serra wished all the members Happy Holidays

**CORRESPONDENCE:** None

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

**ADJOURNMENT:**

**M/S/C (Smith/Savalle) to adjourn at 8:17 PM. Vote: Approved Unanimously.**

**Respectfully Submitted,  
Sue Spang  
Recording Secretary**