

SALEM PLANNING AND ZONING COMMISSION

(PZC)

REGULAR MEETING

February 24, 2015

7:00

*Linda Ingrad*  
RECEIVED  
TOWN OF SALEM

2015 MAR -2 PM 3:02

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

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

**Absent:** R. Amato, R. LaBonte, Alt. E. Wenzel

**Guests** N/A

J. Gadbois was seated for R. LaBonte; E. Natoli was seated for R. Amato

**PUBLIC HEARING:** None

**PETITIONERS:** None

**PUBLIC COMMENT:** None

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

1. January 20, 2015 Regular Meeting Minutes

M/S/C (Walter/Natoli) to approve the January 20, 2015 Regular Meeting Minutes as presented.

Vote: Approved G. Fogarty, J. Duncan, G. Walter, R. Savalle, E. Natoli, J. Gadbois Opposed: None Abstaining: V. Smith

**OLD BUSINESS:** 1. Discussion of Public Hearing with possible action on amendments/additions of Section 3.15 (required floor area), Section 3.21 (Accessory Apartments), Section 3.21.1 b, c, d, e, f, g, & h, Section 3.21a, b, c, & d, Section 4.1.2, (2 family home minimum lot size) Section 5.1.2, (2 family home minimum lot size and net buildable area) of Salem Zoning Regulations. Proposed addition of an Aquifer Protection Overlay

**Zone(s) Section 25 of the Salem Zoning Regulations and proposed Aquifer Protection Overlay Zone to the Salem Zoning map.**

Discussion took place concerning the public hearing, propane tanks, underground storage, hazardous materials, farm fertilizer, definition of overlay zone, storage of insecticides, and notification of Public Hearings.

G. Fogarty stated more discussion is needed for: the Aquifer Protection Overlay Zone needed a definition of overlay zone for the regulations that were acceptable, a line be written concerning underground propane tanks, research from J. Gadbois on the storage use of pesticides/insecticides and the motion for acceptance of the Salem IWCC Aquifer map; this will be tabled until next month.

**M/S/C (Smith/Savalle) to amend Section 3.15 of Salem Zoning Regulations addressing Required Floor Area to reduce the square footage requirement from 1000 sq. ft. to 850 sq. ft. Vote: Approved G. Fogarty, J. Duncan, G. Walter, R. Savalle, V. Smith, J. Gadbois Opposed: None Abstain: E. Natoli**

**M/S/C (Smith/Savalle) to amend Section 4.1.2 to read as follows: Two-family dwellings will be allowed, provided each two-family dwelling is located on a lot, which is no less than 120,000 sq. ft. in size and shall contain the Net Buildable Area stipulated by Section 4.6 of these regulations. Vote: Approved G. Fogarty, J. Duncan, G. Walter, R. Savalle, V. Smith, J. Gadbois Opposed: None Abstain: E. Natoli**

**M/S/C (Smith/Savalle) to amend Section 5.1.2 to read as follows: Two-family detached dwellings, provided each two-family dwelling is located on a lot, which is no less than 180,000 sq. ft. in size and shall contain the Net Buildable Area stipulated in Section 5.6 of these regulations.**

**Vote: Approved G. Fogarty, J. Duncan, G. Walter, R. Savalle, V. Smith, J. Gadbois Opposed: None Abstain: E. Natoli**

**M/S/C (Smith/Savalle) to amend Section 4.6 to read as follows:  
NET BUILDABLE AREA – Any new lot created after December 1, 2003 shall have a minimum Net Buildable Area of at least 40,000 square feet for single-family houses, and an additional 20,000 square feet for a two-family dwelling or for each additional family unit in a multiple family dwelling unless the lot complies with the condition stipulated in Section 3.2.1.**

**Vote: Approved G. Fogarty, J. Duncan, G. Walter, R. Savalle, V. Smith, J. Gadbois Opposed: None Abstain: E. Natoli**

**M/S/C (Smith/Savalle) all regulation amendments will be in effect May 1, 2015.**

**Vote: Approved Unanimously**

Discussion took place concerning accessory apartments, distances to main structures, converting existing buildings on property, architectural guidelines, minimum acreage, size of apartments and setback distances.

G. Fogarty took a consensus of the Commission members on what they thought about distance between buildings, existing and new buildings, detached or attached and setbacks. She stated the ideas needed to be put together on Accessory Apartments and it will be tabled until next month.

G. Fogarty updated the Commission on Sids Auto. An appeal has been filed and the P&Z attorney will be present at the hearings.

This Thursday, February 26, 2015, G. Fogarty will present the Commission's 2015/2016 budget to the Board of Finance. Any Commission members are welcome to attend.

**NEW BUSINESS**

**None**

**ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND  
CONSERVATION COMMISSION REPORT: ZEO REPORT – No  
Report**

**1. Town Planner Report-**

R. Serra updated the Commission on upcoming meetings for P&Z issues that members may attend.

**CORRESPONDENCE:** None

**PLUS/DELTAS:** N/A

**ADJOURNMENT:**

**M/S/C (Walter/Smith) to adjourn at 8:42 PM. Vote: Approved Unanimously.**

**Respectfully Submitted,  
Diane Weston  
Recording Secretary**

Unapproved