

Unapproved

Salem Planning and Zoning Commission
February 24, 2009

Present: Abetti, F.
Bingham, D. - left at 9:12 pm
Buckley, K.
Chinatti, M. - Town Planner/ZEO
Dalkowski, R.
Fogarty, G.
McKenney, H.
Savalle, R.

Absent: Vacancy, Alt.
Vacancy, Alt.
Vacancy, Alt.

Guests: see attached.

CALL TO ORDER:

H. McKenney, chairman:

- Called the meeting to order at 7:30 pm, and
- Introduced all members and staff present.

PUBLIC HEARINGS:

None Scheduled.

PETITIONERS:

There were no *PETITIONERS* this evening.

PUBLIC COMMENTS:

There were no *PUBLIC COMMENTS* this evening.

OLD BUSINESS:

1) **Town Center Committee proposed regulations**

R. Traylor, Town Center Committee chairman, appeared:

Presented *Salem Town Center Zoning Regulations for the Development of a Village District, February 24, 2009* (see attached to the filed copy of these minutes) to all members present.

C. Fontneau, Committee member:

Presented copies of Section 8-2j [a) - g)] of the CT General Statutes (see attached to the filed copy of these minutes), which is the enabling legislation for Village Districts.

Review and discussion with the Commission in regard to:

STC Responses to PZC COMMENTS RE DRAFT TOWN CENTER REGULATIONS, Submitted @ 12-16-08 PZC Meeting, Responses Submitted January 21, 2009 (see attached to the filed copy of these minutes).

The PZC and the Town Center Committee (TCC) will work in parallel on these proposed regulations.

Both the PZC and the TCC will have comments ready for exchange by the 3/17/09 PZC meeting.

The comments will be compiled; PZC and TCC discussions will take place at the 3/24/09 PZC meeting.

2) Guided Summary of the Niantic River Watershed Protection Plan

M. Chinatti, Town Planner/ZEO:

The Summary had been previously sent to all members for review; as yet she has not received any comments.

The document needs to be finalized soon; email any comments to her.

H. McKenney stated that since he is so familiar with the Eight Mile River Watershed Management Plan, he found nothing significant to comment upon in the Niantic Plan.

A generic question he has is: How does a town approve the plan and buy into the project?

M. Chinatti, Town Planner/ZEO:

A Niantic River Watershed Protection Plan representative will be making presentations to the Board of Selectmen/Mayor; take the lead from them.

NEW BUSINESS:

1) Status of bonds filed in the Town Clerk's office

M. Chinatti, Town Planner/ZEO:

There are presently thirty (30) bonds in the Town Clerk's vault.

There are surety bonds that have expired; we need to find out if the work has been completed.

There are also two (2) personal checks from 2001 and 2002 for monument bonds.

The Commission requested that she work on this matter and report back to them at the 3/24/09 PZC meeting.

M/S/C (McKenney/Fogarty) to add the following to tonight's agenda:

Under *NEW BUSINESS*, "2) Application and Nomination for Lifetime Achievement in Land Use".

Vote: approved unanimously.

2) Application and Nomination for Lifetime Achievement in Land Use

M. Chinatti, Town Planner/ZEO/WEO:

The CT Federation of Planning and Zoning Agencies presents service awards for 12 years of consecutive service to a Planning or Zoning Agency and a 25-year Lifetime Achievement Award for 25 years of cumulative service.

She would like to nominate David Bingham for the 25-year Lifetime Achievement Award.

The Commission wholeheartedly agreed and took the following action:

M/S/C (McKenney/Fogarty) to approve the nomination of David Bingham for the CT Federation of Planning and Zoning Agencies 25-year Lifetime Achievement Award. Vote: For approval - Abetti, Buckley, Dalkowski, Fogarty, McKenney, and Savalle. For denial - no one; Abstaining - Bingham.

MOTION CARRIED.

ENFORCEMENT OFFICER'S REPORT/INLAND WETLANDS AND CONVERSATION COMMISSION REPORT N/A

APPROVAL OF MINUTES OF PREVIOUS MEETINGS: N/A

EXECUTIVE SESSION: (if needed)

M/S/C (McKenney/Abetti) to go into Executive Session at 9:05 pm to discuss 1) *Pending litigation (160 Old Colchester Road)* and 2) *Pending litigation (Kobyluck)* and include M. Chinatti, Town Planner/ZEO/WEO, and D. McTigue, PZC Administrative Assistant/Recording Secretary. Vote: For approval - Abetti, Buckley, Dalkowski, Fogarty, McKenney, and Savalle. For denial - no one. Abstaining - Bingham, for the reason that he will be recusing himself and leaving the meeting after the discussion of item 1).

MOTION CARRIED.

1) Pending litigation (160 Old Colchester Road)

Present at Executive Session:

Abetti, Bingham, Buckley, Dalkowski, Fogarty, McKenney, and Savalle.

Present at the Commission's pleasure:

M. Chinatti, Town Planner/ZEO/WEO and D. McTigue, PZC Administrative Assistant/Recording Secretary.

D. Bingham recused himself and left the meeting at 9:12 pm.

2) Pending litigation (Kobyluck)

Present at Executive Session:

Abetti, Buckley, Dalkowski, Fogarty, McKenney, and Savalle.

Present at the Commission's pleasure:

M. Chinatti, Town Planner/ZEO/WEO and D. McTigue, PZC
Administrative Assistant/Recording Secretary.

M/S/C (McKenney/Buckley) to come out of Executive Session at 9:34 pm. Vote: approved unanimously.

NO ACTION TAKEN.

PLUS DELTAS:

Commission review of the positive aspects and areas for improvement in regard to the conduct of tonight's meeting.

CORRESPONDENCE:

There was no *CORRESPONDENCE* this evening.

ADJOURNMENT:

M/S/C (McKenney/Fogarty) to adjourn the meeting at 9:35 pm. Vote: approved unanimously.

Doris McTigue, Administrative Assistant/ Recording Secretary