

**SALEM PLANNING AND ZONING COMMISSION**

**(PZC)**

**REGULAR MEETING**

**August 26, 2014**

**7:00**

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

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

**Absent:** R. Savalle

**Guests** See File Copy

**PUBLIC HEARING:** None

**PETITIONERS:** None

**PUBLIC COMMENT-**None

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

**OLD BUSINESS**

R. Serra gave an overview of what a non-conforming property is. He stated a property could be non-conforming for two reasons. It could be for the use of the property or for dimensional requirements. R. Serra stated that a non-conformity is a situation that does not comply with the regulations. He stated that many times non-conformities result from issues that predate the regulations or from regulation changes over the years. Non-conformity exists as long as it is in existence or until it is changed or abandoned. If there is non-conformity and it is then changed to a conformity it cannot go back. A resident cannot expand a non-conformity.

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

- a. **revise regulations to allow construction of houses smaller than the current 1,000 sq. ft. minimum**

R. Serra stated according to HUD they consider the definition of living space to be any gross habitable living area above grade, therefore a basement would not be considered living space.

E. Natoli was seated for R. Savalle

The Commission continued their discussion of the previous week as to lowering the 1000 sq. ft. minimum area.

**M/S/F (Natoli/Amato) to lower the minimum square footage from 1000 to 900 for a single family residence. Vote: Failed. In favor-Natoli, Fogarty, Amato. Opposed-Walter, LaBonte, Duncan, Smith. Abstaining-none**

**M/S/C (Smith/LaBonte) to change the minimum square footage from 1000 to 850 for a single family residence. Vote: Approved Unanimously**

- b. consider adding an option to P&Z regulations allowing an owner to add an accessory apartment to an existing building.**

The Commission discussed allowing accessory apartments, which would remove the requirement that only family members can reside, and to allow for a separate access to the accessory apartment. All members thought it was a good idea to remove the language concerning family members as the only people allowed in an accessory apartment. The members discussed the option of allowing detached accessory apartments. They will discuss further at the next meeting.

- c. 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**

The members will discuss at their next meeting.

**NEW BUSINESS: None**

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

- 1. Town Planner Report-No Report**

**CORRESPONDENCE: None**

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

**ADJOURNMENT:**

**M/S/C (Smith/Walter) to adjourn at 9:07 PM. Vote: Approved Unanimously.**

**Respectfully Submitted,  
Sue Spang  
Recording Secretary**

unapproved