

SALEM PLANNING AND ZONING COMMISSION

(PZC)

REGULAR MEETING

July 22, 2014

7:00

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

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

Absent: R. LaBonte, G. Walter, E. Natoli Alt.

Guests See File Copy

PUBLIC HEARING: None

E. Wenzel and J. Gadbois were seated for R. LaBonte and G. Walter

PETITIONERS: LDP #14-07-01, 28 Alexander Road-owner, Robert Reep

R. Serra presented the minutes of the Planning and Zoning Commission meeting where the original site plans for Sunset Meadows Subdivision was approved. In the original approval there was a condition that all lots had to be approved before building, by the town's engineer for drainage issues. R. Serra stated he had talked to R. Reep and he was aware of what needed to be on the plans. R. Serra also mentioned the letter from the engineer where he states the roof drains and foundation drains should discharge via separate pipes.

The applicant had no additional information to add.

M/S/C (Duncan/Gadbois) to approve the application with the stipulation that it meets the requirements of the town engineer which would require the roof and footing drains be separate. Vote: Approved Unanimously.

PUBLIC COMMENT-None

APPROVAL OF MINUTES OF PREVIOUS MEETING(S): NA

OLD BUSINESS

1. Consider and Discuss POCD Recommendations

J. Duncan provided the members with a draft criteria for creating and modifying Planning and Zoning Regulations (see file copy) The members thought the draft was well thought out and would be a good guideline to use when proposing regulations. They agreed with all of the criteria but thought the one which would be the most difficult to apply would be item 3, "Is the regulation fair."

G. Fogarty informed the members she checked with the assessor's office and found 13, two family homes in Salem. There was no rental information.

R. Serra stated he checked with Attorney S. Byrne and he stated it is legal to have a minimum house size in the regulations as long as it is consistent with all zones and the town makes efforts for affordable housing.

R. Serra clarified there are two "types" of affordable housing. One is the affordable housing that is in the state statutes, §8-30g. This type of affordable housing goes by median income for the area. The statute requires towns to have 10% of their homes be "affordable".

R. Serra stated that homes that are built under this statute are deed restricted and the town has to monitor them for 40 years. He stated houses/homes under this criteria had to build where a certain portion of the "affordable houses" had to be 80% of median income, some 60% of median income and the rest could be market rate. If the application came in under the affordable housing statute they could bypass all zoning regulations and just be subjected to health and sanitation codes. The median house cost in New London County at 80% is \$247,000 and at 60% is \$174,000 according to HUD. R. Serra stated that 2.14% of houses in Salem are considered affordable under this statute.

The second type of affordable house is a house that is affordable to the average person, possibly costing approximately 30% of your income. The 30% is a common guide to affordability

G. Fogarty summarized the discussion for the following possible amendments which took place at the previous meeting. She stated that these recommendations were about housing choice and affordability.

- 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.**

NEW BUSINESS: None

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

1. **Town Planner Report-R.** Serra introduced Celeste who is a new planner with SECCOG. He informed the members that the new ZEO/WEO, Liz Burdick will be coming to P&Z to introduce herself in the near future.

CORRESPONDENCE: None

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

ADJOURNMENT:

M/S/C (Smith/Wenzel) to adjourn at 8:15 PM. Vote: Approved Unanimously.

Respectfully Submitted,
Sue Spang
Recording Secretary