

SALEM PLANNING AND ZONING COMMISSION

(PZC)

REGULAR MEETING

APRIL 22, 2014

7:00

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

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

Absent: J. Gadbois Alt., E. Natoli Alt.,

Guests See File Copy

PUBLIC HEARING: **Re-subdivision # 14-03-01, 389 Old New London Road, Owner-Robert Larson, Applicant Charles Dutch. For the purpose of dividing property into one additional rear lot**

G. Fogarty recused herself from the Public Hearing as the owner is a relative.

J. Duncan called the public hearing to order and read the public hearing procedures.

E. Wenzel was seated for G. Fogarty

R. Serra read the Public Hearing notice into the record as well as the correspondences from SECCOG in response to the referral letters. The letter stated there were no adverse impacts. The Town Sanitarian wrote a letter stating the plan met all state health codes. IWCC signed off on the plans.

The applicant has asked for a waiver of 9.3.5 under sections 9.1.1-9.1.4 of the subdivision regulations. R. Serra stated he observed the location and did not see any safety or line of sight issues for the proposed driveway to the back lot. He said it amounts to a four way intersection.

C. Dutch-applicant stated that if the driveway were placed anywhere else it would make the front lot a non-conforming lot. There are no other

appropriate places to put the driveway. He stated the lot is approximately ten acres. The proposed front lot with the existing house is 1.85 acres and the driveway to the back lot is about 300 feet long.

M/S/C (Amato/LaBonte) to close the Public Hearing. Vote: Approved Unanimously

M/S/C (Amato/Smith) to grant the waiver request of Robert Larson, 389 Old New London Road with respect to the resubdivision on same property with no conflicts with subdivision regulations 9.1.1-9.1.4. Vote: Approved Unanimously

M/S/C (Smith/LaBonte) to grant resubdivision #14-03-01, 389 Old New London Road, owner Robert Larson. Vote: Approved Unanimously

(G. Fogarty returns to take her seat at 7:22)

PUBLIC COMMENT-None

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

- 1. March 18, 2014 Regular Meeting
M/S/C (Savalle/Smith) to approve the March 18, 2014 minutes as amended:**

Pg 4, Old Business: G. Fogarty clarified what her expectations *are* on what she presented at the previous meeting regarding review of the regulations.

Vote: Approved. In favor-Fogarty, Amato, Duncan, Savalle, Smith, Walter. Opposed-none. Abstaining-LaBonte

OLD BUSINESS

- 1. Update Report on UCONN Landscape Architect Project**

G. Fogarty updated the members and informed them the UCONN landscape students will be making a presentation on Wednesday, April 23 at 7:00, town hall.

- 2. Discuss Regulation Change Process**

The members discussed how to choose and implement proposed regulations. J. Duncan will work on criteria for a framework of

developing regulations. G. Fogarty, R. Savalle, and R. LaBonte will work on a mission statement for regulations.

3. Review POCD Chart to Select Action Items for 2014

The Commission looked at the spread sheet of POCD action items for 2014. R. Serra suggested leaving the affordable housing items for a later date due to the larger, difficult issues surrounding the affordable housing act. He suggested the members focus on the more doable items.

The members decided to act on the following items:

- Revise regulations to allow housing units less than 1,000 sq. ft.
- Remove from existing regs the requirement that two family houses be located on parcels at least twice the minimum lot size of single family units in RU-A and RU-B.
- Consider adding an option to zoning and subdivision regs to allow owners 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 informed the members the notices have gone out to the campgrounds and quarries for permitting. He reminded members of the UCONN presentation

PLUS/DELTAS: None

CORRESPONDENCE: None

ADJOURNMENT:

M/S/C (Walter/Savalle) to adjourn at 8:35 PM. Vote: Approved Unanimously.

**Respectfully Submitted,
Sue Spang
Recording Secretary**