

SALEM PLANNING & ZONING COMMISSION
Salem Town Hall
270 Hartford Road, Salem, CT 06420

Tuesday, March 15, 2016
Regular Meeting - 7:00 PM
FINAL UNAPPROVED DRAFT
MEETING MINUTES

Call to Order. Chairman Gloria Fogarty called the meeting to order at 7:00 pm.

Roll Call/Seating of Alternates. Members present: Chairman Gloria Fogarty, Vice-Chairman Joseph Duncan, Secretary Vernon Smith, Reg. Commissioners Ruth Savalle, Eric Wenzel, Ron Bouchard, Alt. Jennifer Lindo-Dashnaw, Alt. John Gadbois & Alt. David Miller. Members Absent: Ron Labonte. Also present: Richard Serra, Town Planner & Liz Burdick, ZEO/WEO.

Public Hearing. None.

Petitioners. None.

Approval of the Minutes of the Previous Meeting – Regular & Public Hearing
Minutes of January 26, 2016.

Upon MOTION by Vernon Smith, Seconded by Eric Wenzel, it was voted unanimously to APPROVE the Regular & Public Hearing Minutes of January 26, 2016.

Old Business – P & Z Budget Discuss for submittal to Board of Finance.

Chairman Gloria Fogarty discussed the 2016/2016 PZC Budget with the Commission. She stated she reduced it further to \$21,750.00 and presented it to the Board of Finance. She stated Engineering costs were reduced from \$5,000 to \$4,000, Training from \$2500 to \$2000 and Mileage from \$1500 to \$750.

Upon MOTION by Ruth Savalle, Seconded by Vernon Smith, it was voted unanimously to APPROVE the proposed 2016/2017 PZC Proposed Budget in the amount of \$21,750.00.

New Business.

Discuss East Haddam Referral Re: Private Use Helipads.

Richard Serra reviewed the proposed text amendments, which basically allow landing pads on properties with 20 acres. He stated they must be 100' from property lines, 400' from an occupied structure and that the proposal addressed noise, hours, number of trips per day and non-commercial use. He stated he is concerned the proposal doesn't address

lighting or flight paths. There was detailed Commission discussion regarding noise, size of helicopters and flight paths. The Commission directed Serra to write a letter to East Haddam generally outlining its concerns.

Discuss Age Restricted/Elderly Forms of Housing as Allowed by the Zoning Regulations.

Richard Serra addressed the Commission regarding existing zoning regulations regarding age-restricted and elderly housing and asked the Commission to review for future discussion.

First Selectman Kevin Lyden addressed the Commission stating the population in Salem is aging and the Town needs to look ahead to address its needs and provide appropriate housing to keep said residents in Town. There was detailed discussion about the possibility of selling Town-owned land to a developer for that purpose. Discussion was tabled to a future meeting.

Discuss Possible Procedure Review by Attorney Steven Byrne.

Chairman Fogarty stated she liked to have a Commission procedural review after an election year for all, but especially for new members. A tentative date is set for April 26, 2016 and she asked that all members attend.

Enforcement Officer's Report/Inland Wetlands and Conservation Commission Report.

ZEO Report. ZEO/WEO Liz Burdick addressed the Commission and reviewed her February 2016 activity of permits and enforcement.

Town Planner Report. Town Planner Richard Serra distributed Land Use Academy a Training Flyer with educational workshops on Commission procedures and site plan review scheduled for May 16 & 23, 2016 at the COG Office. There is no cost. A SeCTer SWOT Event Flyer and a Planning for Agriculture Publication.

Correspondence. None.

Plus Deltas. None.

Ajournment.

Upon MOTION by Vernon Smith, Seconded by Ron Bouchard, it was voted unanimously to ADJOURN the meeting at 8:33 pm.

Respectfully submitted,
Liz Burdick
Zoning & Wetlands Enforcement Officer