

**TOWN OF SALEM  
PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, JUNE 28, 2016 – 7:00 P.M.  
SALEM TOWN OFFICE BUILDING**

**PRESENT**

Joseph Duncan, Vice-Chair  
Ron Bouchard  
Ron Labonte (7:04 p.m.)  
Ruth Savalle  
John Gadbois, Alternate  
Jennifer Lindo-Dashnaw, Alternate  
David Miller, Alternate

**ABSENT**

Gloria Fogarty, Chair  
Vernon Smith, Secretary  
Eric Wenzel

**ALSO PRESENT**

First Selectman Kevin Lyden  
Zoning & Inland Wetlands Enforcement Officer (ZEO/WEO) Liz Burdick

**CALL TO ORDER:**

Vice-Chairperson Duncan called the meeting to order at 7:00 p.m.

Alternate Members Commissioners Gadbois, Lindo-Dashnaw, and Miller were seated for Commissioners Fogarty, Labonte, and Smith.

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING:** *None*

**PETITIONERS:** *None*

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

Regular Meeting Minutes: April 19, 2016

Regular Meeting Minutes: April 26, 2016

**M/S/C: Savalle/Lindo-Dashnaw, to approve the Regular Meeting Minutes of April 19, 2016 and April 26, 2016. Discussion: None. Voice vote, 6-0, all in favor.**

Vice-Chairperson Duncan proposed and the Commissioners agreed to discuss New Business prior to Old Business.

Town of Salem Planning & Zoning Commission Regular Meeting Minutes  
Tuesday, June 28, 2016

**NEW BUSINESS:**

ZEO/WEO Burdick reviewed both the Excavation and Campground Renewals for the following Quarries and Campgrounds, each of which have been inspected:

EXCAVATION RENEWALS – *See Attached Memorandum, dated June 20, 2016*

ZEO/WEO Burdick recommended approving the request for a waiver of site plan for the following Quarries:

- 1) Renz Quarry, Ronald Renz, 160 Witch Meadow Road
- 2) G's Ruff Stuff Quarry, Gary Getty, 229 Rattlesnake Ledge Road
- 3) Getty Granite Co., LLC, Larry Getty, 120 East Haddam Road
- 4) Henrici Quarry, David Henrici, 149 Round Hill Road

**M/S/C: Savalle/Bouchard, to renew the permits for Renz Quarry, G's Ruff Stuff Quarry, Getty Granite Company, LLC, and Henrici Quarry. Discussion: None. Voice vote, 7-0, all in favor.**

The tabling of the following Quarry was requested due to concerns regarding soil erosion into some possible sensitive environmental areas. The Operator informed the ZEO/WEO that he was advised by one of the previous Planning & Zoning Commissions to direct the flow of the storm water and erosion into the area in question. She is requesting the Commission table the item so as to provide her with additional time to review their file. Meanwhile, she will be requesting the Operators to lay down stone in the swale areas to provide a settling area for some of the erosion.

- 5) Avery Quarry, Michael Avery & Vincent Savalle, 190 Round Hill Road

**M/S/C: Labonte/Bouchard, to table the renewal for Avery Quarry. Discussion: None. Voice vote, 6-0-1. Voting in Favor: Commissioners Duncan, Bouchard, Labonte, Gadbois, Lindo-Dashnaw, and Miller. Voting in Opposition: None. Voting in Abstention: Commissioner Savalle.**

CAMPGROUND RENEWALS – *See Attached Memorandum, dated June 12, 2016*

ZEO/WEO Burdick stated that no changes have been made to the number of campsites or the sites, in general, for all of the Campgrounds and recommended renewing the following applications:

- 1) Witch Meadow Campground, 139 Witch Meadow Road
- 2) Indianfield Cooperative Campground, 306 Old Colchester Road

A complaint regarding the dock area lighting, which is not downlit causing glare across the lake and onto properties located across the lake, was received. The pole lights are indicated on the 1980s site plan and the site has not changed since the plan was approved. During her site visit, she inspected the lighting in question and confirmed that they are not downlit, as is

Town of Salem Planning & Zoning Commission Regular Meeting Minutes  
Tuesday, June 28, 2016

currently required by zoning regulations. Though the Owner is not required to meet with the current regulations, he agreed to and has since lowered the lights in an attempt to reduce the glare, but the issue continues to exist. The issue has been discussed with both the Owner and the Complainant. While the Town is unable to enforce the current regulation, it was noted that the Complainant does have civil recourse.

3) Salem Farms Campground, 39 Alexander Road

4) Sna-Z-Spot, 310 Old Colchester Road

Currently, the property does not meet the Uncas Health District requirements for an overnight campground. The owners have provided a copy of their management agreement and a written letter stating that they will not have any overnight camping sites on the property. She recommends approving their application as a 50-site recreational day campground.

**M/S/C: Bouchard/Labonte, to approve the renewal applications for Witch Meadow Campground, Indianfield Cooperative Campground, Salem Farms Campground, and for Sna-Z Spot as a day campground. Discussion: None. Voice vote, 7-0, all in favor.**

**OLD BUSINESS:**

Discuss age restricted /elderly forms of housing as allowed by the zoning regulations –  
Item Tabled at April meeting

First Selectman Lyden reported that they are currently in the process of investigating the use of an existing Town property for the site of an age-restricted/elderly housing. Should they propose to utilize Town property for this purpose, a Town Meeting will be required. Prior to making such a decision, he recommended the Commission work with Town Planner Richard Serra to review and discuss and, possibly, revise the current regulations. Vice-Chairperson Duncan recommended the Commissioners determine the goals of the Town and read, review, and make notes regarding any suggested revisions to the regulations for the next meeting. Town Planner Serra would be able to discuss the current State Statutes for elderly housing. A review of the existing regulations of other Towns and a site visit to existing age-restricted/elderly housing units were suggested.

**ENFORCEMENT OFFICER'S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:**

ZEO Report

The Waivers, Zoning Permits, Certificates of Zoning Compliance, Zoning Board of Appeals applications (Deck Application for Lakeview Avenue and Gazebo Application for Forest Drive Extension), which are scheduled for discussion in July, were reviewed. Inland Wetlands is currently working on a Conservation Commission and one timber harvest on Rathbun Hill Road was conducted and approved.

Town of Salem Planning & Zoning Commission Regular Meeting Minutes  
Tuesday, June 28, 2016

The existing blight on the property located on Norwich Road will be referred to the Town Attorney. First Selectman Lyden stated that the Board of Selectmen is in the process of discussing the institution of a Blight Ordinance for the Town so as to provide the Enforcement Officer with legal recourse.

Town Planner Report – *not present*

**CORRESPONDENCE:** *none*

**PLUS DELTAS:**

Vice-Chairman Duncan reported that Chairman Fogarty is in the process of dealing with some health issues and is hoping and expecting her return in July.

**ADJOURNMENT:**

**M/S/C: Gadbois/Bouchard, to adjourn the meeting at 7:52 p.m. Discussion: None. Voice vote, 7-0, all in favor. Meeting Adjourned.**

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Salem