

**SALEM PLANNING AND ZONING COMMISSION**

**(PZC)**

**REGULAR MEETING**

**October 21, 2014**

**7:00**

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

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

Absent: R. Amato, R. LaBonte, E. Wenzel Alt

Guests See File Copy

E. Natoli and J. Gadbois were seated for R. Amato and R. LaBonte

**PUBLIC HEARING: None**

**PETITIONERS: None**

**PUBLIC COMMENT-None**

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

**1. September 16, 2014 Regular Meeting Minutes**

**M/S/C (Smith/Natoli) to approve the September 16, 2014 Regular Meeting Minutes as amended.**

Pg. 2 ¶6; they discussed the possibility of ~~have~~having....

**Vote: Approved. In favor- G. Fogarty, J. Duncan, G. Walter, V. Smith, R. Savalle, E. Natoli Alt. Opposed-None. Abstaining- J. Gadbois Alt.**

**2. September 23, 2014 Regular Meeting Minutes**

**M/S/C (Smith/Walter) to approve the September 23, 2014 Regular Meeting Minutes as amended.**

Call to Order: ~~G. Fogarty~~ **J. Duncan** called the meeting to order

**Vote: Approved. In favor- J. Duncan, G. Walter, V. Smith, R. Savalle, E. Natoli Alt. Opposed-None. Abstaining- G. Fogarty, J. Gadbois Alt.**

## **OLD BUSINESS**

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

- 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**

The Commission discussed lowering the minimum lot size to 1 1/2 for a two family house. The purpose of the NBA and the potential arbitrary nature of the 40,000 requirement were discussed. R. Serra stated he would look at subdivision plans to determine if the 40,000 sq. ft. requirement for NBA is reasonable. R. Serra stated that after talking to the Uncas Health District he has changed his thinking on the requirement and now understands and leans toward requiring 40,000 sq. ft.

The members also discussed if the regulations are in line with the health department or are Salem's regulations more stringent and can they be more stringent. G. Fogarty will discuss with the Commissions attorney.

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

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

The members discussed accessory apartments that are detached to the main residence. Some members were concerned about the effect of a separate and additional residence close to their property, especially if they bought property assuming there is only one residence allowed for that particular zone. Members discussed allowing the second floor of a garage as acceptable for an accessory apartment. The Commission will explore possible restrictions on detached accessory apartments so as to make them more acceptable and bring already existing, non conforming structures into compliance. Some of the options would consider setbacks, number of bedrooms, distance from main structure, etc. R. Serra reminded the members of the intent

of the original recommendation which was to provide more housing choices for Salem.

**NEW BUSINESS: 1. Review APZ Proposed Regulations**

G. Fogarty stated that the Commission has received the Aquifer Protection Zone draft regulations from the Inland Wetlands Commission for their review. She stated Eric Belt from IWCC will come to the November 18 meeting to explain how they chose the areas for APZ. R. Serra handed out suggested changes for the Commission to review.

**2. Map and Regulation Referral from Colchester**

R. Serra informed the members of the referral to the Town of Salem from the Town of Colchester. He explained that they are proposing an overlay zone. The intent of the overlay zone is to bring some of the non conforming uses into conformity. The overlay zone would be for light industrial. R. Serra explained that an overlay zone is a zone above an already existing zone which allows other uses but the requirements are much more stringent. The Commission was concerned because the zone would be abutting a residential zone in Salem. R. Serra informed the members that they could suggest some regulations changes but Colchester was not obligated to incorporate them. The Commission will discuss them at their next meeting.

G. Fogarty asked the Commission if they would consider cancelling the November 25 meeting as it was so close to Thanksgiving and they did not have a lot on their agenda. The members agreed.

**ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:**

**1. Town Planner Report-**

R. Serra stated that SECCOG was sponsoring an affordable house tour. If anyone is interested please contact SECCOG.

**CORRESPONDENCE:** Letter from R. Serra to Ada Vaill

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

**ADJOURNMENT:**

**M/S/C (Walter/Gadbois) to adjourn at 8:26 PM. Vote: Approved Unanimously.**

**Respectfully Submitted,  
Sue Spang  
Recording Secretary**

Unapproved