

SALEM PLANNING AND ZONING COMMISSION

(PZC)

REGULAR MEETING

May 22, 2012

7:00

Present: K. Buckley-Chairperson, R. Amato, D. Bingham, G. Fogarty, Alt., M. Darling, Alt. R. Savalle, V. Smith, M. Chinatti, Town Planner/ZEO, S. Spang, Recording Secretary

Absent: G. Walter, W. Volberg, H. Green Alt,
With the consent of the Commission G. Fogarty was seated for G. Walter and M. Darling was seated for W. Volberg.

Guests See Sign in Sheet

CALL TO ORDER: K. Buckley called the meeting to order at 7:03. She introduced the members present.

ADDITIONS TO THE AGENDA: L. Getty-waiver request for existing conditions site plan for an excavation.

PUBLIC HEARING: None

PETITIONERS: None

PUBLIC COMMENT V. Smith made a statement on member behavior and duties and submitted for the record. (See File Copy)

OLD BUSINESS

1. Town Center Zone

The members discussed the Salem Town Center plan. M. Chinatti informed the members of CGS §8-2j which addresses a village district. The members discussed the pros and cons of requiring architectural design guidelines. Some members thought it would be too onerous on property owners. It was suggested that the property owners in the proposed zone be contacted so the Commission can have their input.

Some members thought that without any architectural standards anything could be put in which would not be compatible with the surrounding area or a New England village feel/concept.

Point of Order: G. Fogarty called a point of order as there was a private conversation among two members of the Commission. (No ruling)

The subject of mixed use of buildings was discussed. The members generally agreed that mixed use would be acceptable in the village zone. It was agreed that allowing houses to have a business downstairs and a residence upstairs would be acceptable. A comparison of the Town of Colchester where mixed use is allowed was described as quaint and something that some members would like to see. A member did not want to see an old historical home split up into 4 apartments because it attracts certain types of people. It was stated that a mixed use home could have more property value.

There was concern over some of the properties called out on the map to be included in the village district. It was noted that some of the properties had restrictions on them prohibiting any type of development, or, some have limits on the type of use, permitted. It was also noted that the properties on the west side of Route 85 if developed in a certain way could impact the 8 Mile River. Some members thought there were very few properties available for a village district as described in the draft regulations.

Discussion on septic systems and town sewer were discussed. It was stated that there could be shared septic systems between separate properties. Permitting and state statutes were discussed. The Commission decided to ask for written comments from the building inspector and sanitarian for the next meeting.

The Commission will continue discussing the village center at the next meeting.

NEW BUSINESS

1. L. Getty Waiver Request

L. Getty submitted a waiver request to waive the site plan for existing conditions for an excavation. The Town Planner stated approximately

418 c.y. of material has been removed and all documentation has been submitted. She recommended approving the waiver request.

M/S/C (Amato/Bingham) to approve the waiver request of Larry Getty for existing conditions site plan. Vote: Approved Unanimously

ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT

The Town Planner discussed her memorandum as it related to a request from a developer on an already approved application for 24 Hartford Road. The Commission had approved a sidewalk as part of a retail/residential development which the developer is now asking if he can change to a walking path with landscaping. The Town Planner and the Commission were concerned about handicap accessibility. The Commission stated they did not have enough information to make a decision and encouraged the members to look at the development to get a better understanding of the situation.

APPROVAL OF MINUTES-NA

PLUS/DELTAS:

The members discussed the positive and negative aspects of the meeting.

CORRESPONDENCE

Seminar on Hot Topics in Land Use Law- members will contact M. Chinatti if they would like to go.

M. Chinatti supplied an outline of the key provisions of Roberts Rule of Order

ADJOURNMENT:

M/S/C (Savalle/Fogarty) to adjourn at 9:02 PM. .Vote: Approved Unanimously.

.Respectfully Submitted,

Sue Spang, Recording Secretary