

SALEM PLANNING AND ZONING COMMISSION

(PZC)

REGULAR MEETING

September 16, 2014

7:00

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

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

Absent: J. Gadbois Alt.

Guests See File Copy

PUBLIC HEARING: None

PETITIONERS: None

PUBLIC COMMENT-None

Add medical marijuana as New Business, item 1.

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

1. August 19, 2014 Regular Meeting Minutes

M/S/C (Smith/Amato) to approve the August 19, 2014 Regular Meeting Minutes. Vote: Approved Unanimously

2. August 26, 2014 Regular Meeting Minutes

M/S/C (Smith/LaBonte) to approve the August 26, 2014 Regular Meeting Minutes. Vote: Approved. In favor- G. Fogarty, J. Duncan, R. Amato, G. Walter, R. LaBonte, V. Smith. Opposed-None. Abstaining-Savalle

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 various lot sizes and how Net Buildable Area (NBA) relates to the size of a lot for two family homes. R. Serra stated that if you believe in NBA of 40,000 sq. ft for one house then you believe that 80,000 sq. ft. would be needed for a two family home with twice the bedrooms. The members discussed if there should be a net buildable area requirement or if it should be changed to a smaller amount. NBA is required for a reserve area in the event of a septic failure. The Commission did not know how often septic systems failed in town, how common an occurrence and if the public health code already covers many of the issues the regulations cover. R. Serra will meet with Uncas Health District to get more information on septic systems, requirements for a reserve, and any conflicts with the health code and the zoning regulations.

- 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 attached to the main residence. The consensus of the members was that an owner should be living in the main residence. They discussed the possibility of have a detached structure which would be an accessory apartment. The commission thought it might be acceptable to put limits such as how far away from the main structure, using the same utilities/septic, etc. They did not come to a consensus and will discuss at the next meeting.

NEW BUSINESS: 1. Medical Marijuana

G. Fogarty stated that if a member wants an issue to be considered before the commission they should first discuss it with

the chairman, especially if the commission's attorney needs to be consulted as there is a charge for calling the attorney.

G. Fogarty asked V. Smith to inform the members of what his intent/concern is about Medical Marijuana. V. Smith stated he would like to see the commission adopt a regulation to not allow medical marijuana dispensaries. His reasoning is because he did not want to see legalized marijuana getting a foot hold in Salem.

G. Fogarty stated she did research and found that the regulations for medical marijuana in Connecticut are one of the nation's most tightly regulated in the country. She stated that because there is an approved dispensary in Uncasville and the chances of one being approved in Salem were highly unlikely. G. Fogarty discussed the subject with S. Byrne and he stated it would be very difficult and expensive to prohibit a dispensary in Salem. It was the consensus of the commission that it should not be dealt with at this time.

ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:

- 1. Town Planner Report-No Report**

CORRESPONDENCE: None

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

ADJOURNMENT:

M/S/C (Smith/LaBonte) to adjourn at 8:30 PM. Vote: Approved Unanimously.

**Respectfully Submitted,
Sue Spang
Recording Secretary**