

SALEM PLANNING AND ZONING COMMISSION

(PZC)

REGULAR MEETING

September 23, 2014

7:00

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

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

Absent: G. Fogarty, R. LaBonte, J. Gadbois Alt.

Guests See File Copy

PUBLIC HEARING: None

PETITIONERS: None

PUBLIC COMMENT-None

Seat E. Natoli for G. Fogarty and E. Wenzel for R. LaBonte

APPROVAL OF MINUTES OF PREVIOUS MEETING(S): NA

OLD BUSINESS

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

R. Serra informed the Commission that he and G. Fogarty met with the Uncas Health District and received the following information.

Of the 15 of the towns in SE CT:

- 7 have NBA
- 1 more stringent
- 2 have similar to Salem
- 3 more flexible

Uncas Health District (UHD) stated that the definitions and some requirements for septic systems which are in Salem's regulations are

different than the public health code requirements. This could cause some confusion

For separate structure accessory apartment with one bedroom, UHD stated there can be more than one septic system on a property. Anything over one bedroom in a detached accessory apartment would put approvals on a higher level and different classification which would need approval from DEEP. You can hook up to an existing septic system but a waiver is needed.

They have found that property owners prefer to have a separate septic system for a detached structure. The reason being that if the accessory apartment septic fails due to misuse, the home owner still has a working system

UHD did not know the number of septic failures for the past year but, since taking over in July 2014 there have been 3 failures in town.

UHD stated there has to be a 100% reserve area for septic. R. Serra stated that once you get the approval there is no review for what may be installed on the reserve area. UHD thought 40,000 sq. ft. is the minimum area for onsite utilities given average land in SE CT.

The members discussed some kind of review at the zoning permit level to ensure all lots maintain the 100% reserve.

UHD informed R. Serra that public health code is changing all the time based on new information and techniques.

R. Serra thought the members should think about the information and how it applies to the proposed 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**
- 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.**

NEW BUSINESS: None

ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT: See File Copy

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/Savalle) to adjourn at 8:04 PM. Vote: Approved Unanimously.

**Respectfully Submitted,
Sue Spang
Recording Secretary**

Unapproved