

**TOWN OF SALEM
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 24, 2020 – 7:00 P.M.
SALEM TOWN HALL – VIRTUAL MEETING VIA ZOOM**

Per State of Connecticut, Governor Lamont Executive Order Number 7B, the Town of Salem Planning and Zoning Meeting on November 17, 2020 will be following the suspension of in-person open meeting requirements. Please click the link below to join the webinar:

<https://zoom.us/j/95876040761?pwd=a1lIUxqTDFLWnMvaWlUV2wwMnFDUT09>

Password: 879546

Or Via Telephone:

(312) 626 6799, (646) 558 8656, (346) 248 7799, (669) 900 9128, (253) 215 8782, or (301) 715 8592

Webinar ID: 958 7604 0761 | **Password:** 879546

PRESENT

Vernon Smith, Chair
John Gadbois, Vice Chairman
Margaret Caron, Secretary
Carl S. Fontneau
Walter Volberg
Diba Khan-Bureau, Alternate (*seated*)
Jon Walsh, Alternate (*seated*)

ABSENT

Thomas Reith
Ruth Savalle

ALSO PRESENT

Town Planner Justin LaFountain
Zoning/Wetlands Enforcement Officer Matt Allen
First Selectman Kevin Lyden
Selectwoman Liaison Terri Salas (7:10 p.m.)

1. CALL TO ORDER

Chairman Smith called the meeting to order at 7:04 p.m.

2. PLEDGE OF ALLEGIANCE

SEATING OF ALTERNATE(S):

Alternate Commissioners Walsh and Khan-Bureau were seated for Commissioners Reith and Savalle.

3. PUBLIC COMMENT: *none*

4. PUBLIC HEARING:

- a) **SE 20-02** – RMD Land Development, LLC, 627 Norwich Salem Turnpike, Unit 5, Oakdale, CT. Application for a Special Exception to construct a 48 unit Age Restricted Development at 470 Norwich Road, Salem (zoned Rural A) in accordance with Section 26 of the Zoning Regulations.

Note: This application and proposal can be found on the Salem website at:

<https://www.salemct.gov/planning-and-zoning-commission/pages/470-norwich-rd-application>

Town Planner LaFountain briefly reviewed the process for the Public Hearing.

Secretary Caron recited the Public Notice as published on the town website into the record.

M/S/C: Caron/Volberg, to open the Public Hearing for Application SE 20-02 – RMD Land Development, LLC, 627 Norwich Salem Turnpike, Unit 5, Oakdale, CT. Application for a Special Exception to construct a 48-unit Age-Restricted Development at 470 Norwich Road, Salem (zoned Rural A) in accordance with Section 26 of the Zoning Regulations. Discussion: None. Roll Call vote, 6-0-1. Voting in Favor: Commissioners Caron, Fontneau, Khan-Bureau, Volberg Walsh, and Smith. Voting in Opposition: None. Voting in Abstention: Commissioner Gadbois.

Ellen Bartlett, P.E., CPSWQ, Principal, CLA Engineers, Inc., representing the Applicant, RMD Land Development, LLC, provided a brief presentation regarding the Special Exception Application to construct a 48-unit Age-Restricted Development at 470 Norwich Road. The site, which consists of a total of 43 acres, is located on the north side of Route 82 (Norwich Road), just southwest of Old Colchester Road and across the street from the RC Propbusters Flying Field. The site is undeveloped and has significant woodlands; the front of the property has been utilized for farming in past years. No waivers are being requested as part of the application and the proposed development is in conformance with the relevant sections of the Zoning Regulations. Just under 8 of the 43 acres will be disturbed. The development will consist of 8 residential buildings with 6 one-bedroom units. Each unit will have an attached garage and a back deck. A community building with visitor parking will be located at the rear of the lot. The project proposes on-site septic systems that have been reviewed and approved by the Uncas Health District and an on-site well system that will be owned and operated by the Southeastern Connecticut Water Authority (SCWA) once the construction has been completed. A proposed water quality basin is located at the entrance of the site and will serve as a temporary sedimentation basin during the construction and a permanent water quality basin for the lifetime of the facility. The basin will also serve as a detention basin, resulting in a slight decrease in stormwater departing from the site for 2- to 100-year storms. The drainage calculations and report have been reviewed by the Connecticut Department of Transportation (CT D.O.T.) and the Town Engineer and all of their comments have been addressed. The erosion and sedimentation control plan has been designed in accordance with the 2002 Connecticut guidelines. The plans were also reviewed by the Town Planner and the Fire Marshal's office and their comments have also been addressed. Because work will be conducted within the Upland Review Area, the application was presented to and reviewed and approved by the Inland Wetlands and Conservation Commission on November

2. The property, which has relatively level grading, great soils, gravel throughout the area, is ideal for the development.

Per the Deputy Fire Marshal's comments, a blow-off type hydrant, located above the basin and at the low point of the waterline was added. A Fire Turning Radius Plan was created to depict that the emergency personnel would be able to properly and safely maneuver their vehicles within the property. The pavement located in the rear of the property where the dumpster will be located was widened to ensure that the truck will be able to approach the dumpster from the north side of the development without backing up in front of the units. The widening of the pavement will also provide additional space for emergency personnel to maneuver their vehicles.

COMMISSIONER COMMENTS/QUESTIONS:

Funding for the Project (Commissioners Fontneau and Smith) – The entire project will be privately funded and will not include any Government or HUD Funds.

Maintenance of the Detention Basin (Atty. Steven Byrne) – Upon approval of the application, the Applicant, RMD Land Development, will own and maintain the property, including the detention basin.

Affordable Housing (Commissioner Caron) – While the units will not be affordable under the Affordable Housing Regulations, they will be reasonably priced.

Size of the Units (Chairman Smith) – All of the units will be approximately 900 square feet, excluding the garage and the deck.

Number of Units and Affordable Housing Incentive (Commissioner Fontneau) – The number of units is not based on the possible use of the Affordable Housing incentive, but on the number of septic systems the property could support. The remaining undeveloped land does not have ideal soils for development.

Trees (Chairman Smith) – Approximately four to five acres of woodlands located at the back of the proposed development would be disturbed.

Sightlines (Commissioner Fontneau) – The proposed 500' sightline was reviewed and approved by CT D.O.T. based on the 85th percentile. A minimal amount of trees, shrubs, and low-growing vegetation will be eliminated along the property line to ensure that the proper sightline is gained.

Plantings (Commissioner Khan-Bureau) – Soil Scientist/Environmental Scientist Bob Russo, C.S.S., CLA Engineers, Inc., stated that a year-round green barrier of fast-growing, well-adapted arborvitae will be planted along the property line, between the development and the adjacent properties. The stormwater basins will include such native species as Sweetflag, Blue Flag Iris, and Burr Reed. Lawns that will be maintained by the owner will be planted around and between the units.

In response to Commissioner Volberg, the owner will maintain and make efforts to protect the arborvitae from being eaten by the deer.

Fencing (Chairman Smith) – There are no fences being proposed. The existing stonewalls located along the property line will remain.

Water Basin (Commissioner Volberg) – Catch basins, located throughout the property, will direct the water to run-off towards the water basin located at the front of the property.

Town/Private Owned Roads (Commissioner Khan-Bureau) – The roads within the property will be privately owned and the owner will be responsible for its maintenance and snow plowing.

Building Sequence (Commissioner Khan-Bureau) – Construction will begin at the rear of the property with the Community Building and continue in sequence towards the front of the property.

Utility Area/Storage/Well System (Commissioner Fontneau) – The “L-shaped” area of the Community Building will be utilized as the well pumphouse and storage of maintenance equipment.

Utilization of the Community Building (Commissioner Fontneau) – The Community Building would be utilized by the residents for private parties and/or gatherings. It will not be rented out for other purposes.

Property Owner (Chairman Smith) – The Applicant/Developer would own the property and lease the units. There are no plans to sell the units at this time.

Impervious Surface and Sustainable Parking Blocks, etc. (Commissioner Khan-Bureau) – There are approximately three acres of impervious surface, including the roofs and paved areas.

Future transformation of the development into a non-age-restricted development (Chairman Smith) – Should the owner wish to transform the development in the future, an application would need to be presented to and approved by the Commission for approval at that time. It was noted that the regulations for age-restricted developments are purposely more lenient to encourage such developments.

First Selectman Lyden strongly endorsed the application. He congratulated and commended former Commission Chairman Joseph Duncan and the Commission for their hard work and efforts rewriting the regulation, which made it much more conducive for developers to propose such developments. The need for age-restricted developments has been cited in both the 2002 and 2012 Plan of Conservation and Development as well as by the bi-partisan 2010 Vision Committee. He has witnessed numerous residents who were forced to move out of Salem due to the lack of proper housing options, resulting in their inability to attend their

same church or meet with their friends. The development is sorely needed and would be a welcome addition to the town.

Selectwoman and Liaison Terri Salas and former member of the Commission also stated her support for the project.

PUBLIC COMMENTS:

Sue Spang, 129 Hartford Road, questioned whether there would be any open space that would be set aside and the approximate amount of property taxes that the town would realize from the development.

In response, Bartlett stated that, because the application is not for the subdivision of property, there is no specific amount of land that would be required for open space. That being said, there is a significant amount of wetlands and wooded property that will remain undeveloped.

With respect to the tax impact, First Selectman Lyden estimated that the development would generate approximately \$160,000.00 to \$170,000.00 in tax revenue for the town, making it one of the top three taxpayers. In addition, the development, being privately owned and located on Route 82, would not affect any town roads or require the services of the town.

Elbert Burr, 44 Emerald Glen Lane, former Selectman and EDC Chairman, member of the Lions Club, Salem Land Trust, and Historical Society President, spoke in favor of the application and expressed his curiosity with several key features of any proposed development which he hopes the Commission will carefully review and consider, including runoff, septic tanks, leaching fields, reserve leaching fields, foundations, snow removal, fire and emergency access, and vehicle restrictions. He felt that the location for the proposed development is ideal and thanked the Commission for the opportunity to speak.

WRITTEN PUBLIC CORRESPONDENCE *(see file copies)*

The following written comments were recited by Commissioner Caron:

Former Selectman David Kennedy, 330 Round Hill Road, wrote in favor of the application, stating that the Commission worked for two years rewriting the regulation in hopes of attracting investors and builders to construct such a development(s) in the Town of Salem. Based on the town's current population statistics, such developments are sorely needed. The development would be a low burden to the town's budget and allow many long-time residents, who wish to downsize, to continue residing in the town.

Selectman, Economic Development Commission (EDC) Chairman, and Salem Seniors President Ed Chmielewski, 75 Beckwith Hill Drive, wrote in favor of the application, stating that such housing is a much-needed priority. Both the EDC and Salem Seniors have expressed their support for such housing that would support the town's seniors and allow long-time residents to continue residing in the town.

James Ventres, Land Use Administrator, Town of East Haddam, wrote with regards to a similar 33-unit age-restricted development that was constructed in East Haddam by Robert Gagnon, RMD Land Development, LLC. The development, which was partially constructed by a previous owner, was adopted by Mr. Gagnon and completed over the span of three years without issue. The units are currently fully occupied and well maintained – a testament to the need for such housing units.

Town Planner LaFountain provided a brief review of the Application, per his memo. The plans have undergone a series of revisions based upon the reviews and comments received by himself, the Uncas Health District, Town Engineer, CT D.O.T., and the Fire Marshal's office; all of the comments have been addressed with no caveats. The application was presented to and reviewed and approved by the Inland Wetlands and Conservation Commission for work being conducted within the Upland Review Area. The property is partially located within an Aquifer Protection Zone and is not included in the list of Prohibited Land Uses as outlined in Section 25B, Aquifer Protection Overlay Zones, of the Regulations. The following supporting documents have been provided to the Commission:

1. A memo from Engineer Joe Dillon, Nathan Jacobson & Associates, addressed to the Applicant stating that all of his comments have been addressed
2. Approval letters from the Uncas Health District

He reviewed Section 26, Age-Restricted Residential Development, of the Zoning Regulations, citing the specific items that must be and have been addressed by the applicant:

Section 26.3, Bedroom Density and Dwelling Requirements – The proposed development complies with the specific requirements for the density of the units as outlined.

Section 26.6, Visual Buffering and Landscaping – The applicant has proposed arborvitae in areas where there is no natural vegetation to provide a continuous visual barrier between the development and its adjoining properties.

Section 26.7, Parking – The zoning, setbacks, and height requirements have been met. Parking, at the rate of two spaces per unit, complies with the requirement outlined in the regulation. Twenty-four additional parking spaces, located by the Community Building, for visitors are also proposed.

Items that the Commission should review and consider in relation to the application include:

Section 26.4, Dwelling Ownership, Occupancy and Maintenance – Should the Commission approve the application, he recommended that they do so on the condition that the specific conditions listed under the subsection are met.

2012 Salem Plan of Conservation and Development

Section 11.4, Findings, for Special Exception Applications

CT D.O.T. Approval – Should the Commission approve the application, he recommended they do so on the condition that the applicant receives approval from the CT D.O.T. for the proposed entrance.

M/S/C: Volberg/Caron, to close the Public Hearing for Application SE 20-02 – RMD Land Development, LLC, 627 Norwich Salem Turnpike, Unit 5, Oakdale, CT. Application for a Special Exception to construct a 48-Unit Age-Restricted Development at 470 Norwich Road, Salem (zoned Rural A) in accordance with Section 26 of the Zoning Regulations. Discussion: None. Roll Call vote, 6-0-1. Voting in Favor: Commissioners Caron, Fontneau, Khan-Bureau, Volberg Walsh, and Smith. Voting in Opposition: None. Voting in Abstention: Commissioner Gadbois.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

a) Regular Meeting Minutes: November 17, 2020

M/S/C: Caron/Volberg, to approve the Regular Meeting Minutes of November 17, 2020, with the following amendment:

Page 18, Item 12 – Plus Deltas:

Chairman Smith thanked ~~everyone~~ *all of the members of the public and town officials* for attending the meeting and providing their input.

Discussion: None. Voice vote, 7-0, all in favor.

6. OLD BUSINESS

a) ZRA 20-02: Application by 45 Forest Drive, LLC for a text amendment to the Salem Zoning Regulations to add a new definition for “Private Event Facility,” and a new Section 31 entitled “Special Events and Limited Accommodation Zone.”

The Commission continued their discussion for the following motion that was tabled during their last meeting:

M/S/C: Walsh/Gadbois, to approve the ZRA 20-02: Application by 45 Forest Drive, LLC for a text amendment to the Salem Zoning Regulations to add a new definition for “Private Event Facility,” and a new Section 31 entitled “Special Events and Limited Accommodation Zone”. Discussion Continuation: In reviewing the proposed text amendment and without reference to the multiple letters that were received by the abutting neighbors (as the proposed regulation does not specify the exact future location(s) of the Zone), Commissioner Fontneau stated his intention to deny the Application for the following reasons:

- 1. The proposed uses would not enhance the open space, water quality, and rural character of the relatively small area(s) on which the floating zone would apply.**

2. **“Private gatherings” and “limited accommodations” should be defined more specifically to avoid future confusion in a proposed master plan**
3. **The regulations for other floating zones in Salem provide either additional uses or added special regulations by either a site plan review or special exception to the underlying zone while still preserving the existing reasonable uses of the underlying zone. The proposed regulation states that “the Special Events and Limited Accommodations Zone will supersede all pre-existing zoning, in any development of the zoned property owned and/or controlled by the applicant” (Section 31.2). Should the owner of the property fail to develop the master plan, as approved, and the zoning map be changed by the Commission, the land would have no reasonable use unless procedures were enacted to revert the zoning map to its original state. Given the limited number of existing properties containing 25 acres or more within the proposed Gardner Lake Watershed Zone, as stated by the Applicant’s representative, a private event facility would be better suited for a wider extent of the zoning districts by Special Exception.**
4. **The proposed boundaries, characteristics, and intensity of activity or development are not consistent with the town’s POCD or the health, safety, and general welfare or orderliness of the residential developments located in the Rural A, Rural B, or Seasonal Residential Zones. I**
5. **A suggested nighttime noise level of 51 decibels is unrealistically low for outdoor patio events leading to noise violations and enforcement difficulties to the town, which does not have a Noise Ordinance or proper equipment and staffing to measure noise levels. Given the proximity of such a facility to Gardner Lake, the proposed zone change is likely to be a future noise issue for not only the adjacent neighbors, but also those residing across the Lake in the Towns of Bozrah and Montville. (Section 31.6(xv))**
6. **Access to/from the private event facility from the State highway should require the review and approval of the master plan by the CT D.O.T. prior to the Commission’s approval.**
7. **The private event facility building of up to 10,000 square feet, with associated 5,000 square feet of covered patio and accommodating up to 150 patrons would be outsized for the site plan, building, and use within the RUA, RUB, and Seasonal Residential Zones. In addition, an engineered septic system would be more appropriate for water quality protection than a row of porta-potties.**

- 8. Following the establishment of a Special Event and Limited Accommodation Zone, the public and adjacent neighbors would not have the benefit of a public hearing to provide input. The Commission would be involved in a purely administrative site plan approval process. A Section 31 zoning map amendment could potentially limit the discretion of the Commission in what is likely to be a large development project for the neighborhood.**

Commissioner Khan-Bureau agreed with Commissioner Fontneau and stated her opposition to the proposed amendment, which, she felt, is not in harmony with either the town's POCD, comprehensive plan, or the public. The amendment is also not conducive to the neighborhood. She also expressed her concerns regarding water quality and access and egress for emergency vehicles, which is both a health and safety issue.

Commissioner Walsh also voiced his opposition and expressed his concern regarding the unrealistic noise level limit of 51 decibels. Based upon his experience, videos depicting past activities at the Lake, and the experiences of the residents, he did not feel that the issue of regulating the sound emanating from an outdoor facility located along a body of water was sufficiently addressed. He also agreed with Commissioner Khan-Bureau's concern regarding access to the property for emergency vehicles.

Commissioner Volberg, who also voiced his opposition to the proposed amendment, agreed with Commissioner Fontneau's statement. He voiced his concerns with large event-type businesses operating within a rural area. He felt that such a development/business would adversely affect the rural character of the town and would negatively impact the property values of the surrounding neighbors, who would not have a voice in the matter. He is also concerned with the traffic impacts and does not foresee a possible solution should all or most of the attendees depart from the facility en masse. He also agrees that it would be difficult to control and enforce the noise level emanating from the site.

ZEO Allen stated that, in his experience, the applicant typically consults with the town's zoning staff regarding any proposed text amendment(s) to the existing zoning regulations. In this case, the staff was not consulted and did not provide any input to the proposed text amendments.

Commissioner Caron reminded the Commission that she is abstaining from the item.

Commissioner Gadbois agreed with his colleagues, stating that he does not believe the proposed text amendments to be consistent with the town's POCD and voiced the same concerns raised by his fellow Commissioners.

M/S/R: Walsh/Gadbois, to withdraw the motion to approve the ZRA 20-02:

Application by 45 Forest Drive, LLC for a text amendment to the Salem Zoning Regulations to add a new definition for “Private Event Facility,” and a new Section 31 entitled “Special Events and Limited Accommodation Zone”.

M/S/C: Walsh/Khan-Bureau, to deny ZRA 20-02: Application by 45 Forest Drive,

LLC, for a text amendment to the Salem Zoning Regulations to add a new definition for “Private Event Facility,” and a new Section 31 entitled “Special Events and Limited Accommodation Zone” for the aforementioned reasons.

The Commission finds that the proposed modification is not consistent with the Town of Salem’s Plan of Conservation and Development (POCD) and concerns regarding noise levels, traffic flow, emergency access, septic and sewage

management, and water quality. Discussion: Chairman Smith expressed his appreciation to the Commissioners for their comments, adding that such a facility could be detrimental and costly to the town. Roll Call vote, 6-0-1.

Voting in Favor: Commissioners Fontneau, Gadbois, Khan-Bureau, Volberg Walsh, and Smith. Voting in Opposition: None. Voting in Abstention:

Commissioner Caron.

Chairman Smith thanked the public and the town officials for their input.

a) Plan of Conservation and Development (POCD) Discussion – *tabled*

7. NEW BUSINESS

a) SE 20-02 – RMD Land Development, LLC, 627 Norwich Salem Turnpike, Unit 5, Oakdale, CT. Application for a Special Exception to construct a 48-unit Age-Restricted Development at 470 Norwich Road, Salem (zoned Rural A) in accordance with Section 26 of the Zoning Regulations.

M/S/C: Caron/Khan-Bureau, to approve Application SE 20-02 – RMD Land

Development, LLC, 627 Norwich Salem Turnpike, Unit 5, Oakdale, CT.

Application for a Special Exception to construct a 48-unit Age-Restricted

Development at 470 Norwich Road, Salem (zoned Rural A) in accordance with Section 26 of the Zoning Regulations. Discussion: While not in favor of clearing land, Commissioner Caron, based on the public comments, felt that the

development is sorely needed, the location is ideal, and the plan well-thought.

Commissioner Khan-Bureau agreed, adding that the application is in line with the town’s POCD, meets the criteria as outlined in the zoning regulations, and all of the comments by the Town Engineer, Town Planner, Fire Marshal, Uncas Health District, etc. have been addressed. The Commission reviewed and found that the conditions as outlined in Section 11.4 – Special Exception, Findings of the Zoning Regulations have been satisfied. Chairman Smith stated his support for the Application and relayed a story of a very active member who was

forced to move out of town due to the lack of available housing options, creating a great loss for the town. Commissioner Volberg stated that the plan reflects a high level of care and thought and, while he, too, is not in favor of clearing land, is in favor of the application as such a development is much needed. The motion was amended as follows:

M/S/C: Caron/Khan-Bureau, to approve Application SE 20-02 – RMD Land Development, LLC, 627 Norwich Salem Turnpike, Unit 5, Oakdale, CT. Application for a Special Exception to construct a 48-unit Age-Restricted Development at 470 Norwich Road, Salem (zoned Rural A) in accordance with Section 26 of the Zoning Regulations with the following conditions:

- 1. The applicant receives approval from the CT D.O.T. for the proposed entrance**
- 2. All of the requirements as stated in Section 26.4 – Dwelling Ownership, Occupancy and Maintenance shall be met by the Applicant**
- 3. Final written approval is received by the Fire Marshal's office regarding the Fire Truck Turning Moving Plan**

The conditions shall be met prior to the filing/submission of the mylar.

Discussion: None. Roll Call vote, 6-0-1. Voting in Favor: Commissioners Caron, Fontneau, Khan-Bureau, Volberg Walsh, and Smith. Voting in Opposition: None. Voting in Abstention: Commissioner Gadbois.

The Commissioners expressed their appreciation to Town Atty. Byrne for his input.

b) Commissioner Vacancy To Be Filled

M/S/C: Smith/Volberg, to nominate and appoint Sue Sullivan to fill the vacancy left by Alternate Member Commissioner Carl Fontneau. Discussion: Chairman Smith provided a brief background of Ms. Sullivan, a 22-year resident of the Town of Salem and a very active member of the town. In response to Commissioner Caron, who questioned the process, Chairman Smith stated that, unlike the Board of Education, the vacancy is filled by either the party of the individual who left the vacancy or an Unaffiliated individual. Commissioner Fontneau added that both Ms. Sullivan and himself will fill the vacancies until the next election. Chairman Smith assured the Commissioners that Ms. Sullivan will be a present and active member of the Commission. Roll Call vote, 6-0-1. Voting in Favor: Commissioners Caron, Fontneau, Gadbois, Volberg, Walsh, and Smith. Voting in Opposition: None. Voting in Abstention: Commissioner Khan-Bureau.

8. ZONING ENFORCEMENT OFFICER'S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT – departed at 8:58 p.m.; no report

9. TOWN PLANNER REPORT

Town Planner LaFountain reminded the Commission that their elections will be held next month to fill the positions of Chair, Vice-Chair, and Secretary. Only one meeting will be held in December. He also re-introduced the possibility of changing the by-laws such that their meetings can be held on the second and fourth Tuesday of the month rather than the third and fourth Tuesday of the month as is the typical practice of most municipalities. Holding their meetings with a two-week interval would allow applicants to have more time to address any concerns the Commission might have with an application. It would also provide the Commission with a break following a long meeting.

He recommended the Commission review and approve the POCD Survey at their next meeting so that they can begin distributing it to the public.

He thanked and commended the Commission for their handling of the applications and the associated public hearings.

In response to Chairman Smith, Town Planner LaFountain stated that he believes Aaron Symon, for whom Section 30, Special Agriculture Overlay Zone, was amended, is continuing to work on his plans to expand his business.

10. CORRESPONDENCE: *none*

11. PUBLIC COMMENT: *none*

12. PLUS DELTAS:

Selectwoman and Liaison Salas wished everyone a Happy Thanksgiving and stated that she has been very impressed with the Commission; the Town of Salem is very fortunate to have such a talented, thorough, and respectful Commission.

Commissioner Volberg personally thanked Commissioner Fontneau for his guidance and advice on the procedural processes. He is learning a great deal from him and finds him to be a tremendous asset to the Commission. Chairman Smith concurred.

Commissioner Fontneau expressed his appreciation to Commissioner Volberg for his comment.

Chairman Smith conveyed his pleasure with the meetings, as controversial, difficult, and, sometimes, emotional they have been. His heart goes out to those who voiced their comments and expressed his wish for the violations to be resolved and addressed more directly.

13. ADJOURNMENT

M/S/C: Caron/Khan-Bureau, to adjourn the meeting at 9:27 p.m. Discussion: None. Voice vote, 7-0, all in favor. Meeting adjourned.

Respectfully Submitted by: Agnes T. Miyuki, Recording Secretary for the Town of Salem