

**TOWN OF SALEM
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 19, 2021 – 7:00 P.M.
SALEM TOWN HALL – CONFERENCE ROOM 1**

PRESENT

Vernon Smith, Chair
John Gadbois, Vice Chairman
Diba Khan-Bureau
Carl S. Fontneau
Walter Volberg
Jennifer Lindo, Alternate (*seated*)

ABSENT

Margaret Caron, Secretary
Thomas Reith
Michael Flugrad, Alternate

ALSO PRESENT

Town Planner Justin LaFountain

1. CALL TO ORDER

Chairman Smith called the meeting to order at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

Alternate Commissioner Lindo was seated for Commissioner Caron.

3. PUBLIC COMMENT: *none*

4. PUBLIC HEARING: *none*

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

a. Meeting Minutes: September 28, 2021

M/S/C: Khan-Bureau/Volberg, to approve the September 28, 2021 Planning & Zoning Commission Regular Meeting Minutes. Discussion: None. Voice vote, 6-0, all in favor.

6. OLD BUSINESS:

a. Plan of Conservation and Development (POCD)

Chapter 2 – Vision Statement/Goals & Objectives (Commissioners Caron & Fontneau)
Commissioner Fontneau reported that the section will include the survey and Census data to identify the trends and changes that have occurred over the last ten years and pinpoint items that can be resolved through regulation changes.

Town Planner LaFountain informed the Commission that the complete Census data has not yet been released; it is unknown whether the information will be received prior to the completion of the document.

Chapter 3 – Natural Resources (Commissioner Khan-Bureau)

Chapter 4 – Agriculture, Forest, Open Space (Commissioner Khan-Bureau)

Commissioner Khan-Bureau reported that she spoke with Provider Farm Owner Hannah Tripp who suggested the possibility of providing Salem farmers with the first opportunity to lease town property for farming, expressed her concerns about climate change and its effects on farming, and the need to promote pollinators by creating no or low mow zones. Discussion ensued regarding the inclusion of ways to mitigate flooding; establish stormwater controls and infiltration procedures; promote low-impact developments, pervious surfaces, and raingardens, and; review the town's infrastructure to ensure that they are properly maintained and suitable for large storm events.

Chapter 5 – Historic, Archaeology (Commissioners Smith & Volberg)

Commissioner Fontneau suggested the possibility of including photographs of historical buildings and homes, including those that have since been moved to other towns.

Chapter 6 – Economic Development (Commissioner Fontneau)

A draft of the chapter, which has been rewritten, was provided to the Commission for review.

Chapter 7 – Municipal Facilities/Land/Services (Commissioner Flugrad and Selectwoman Liaison Sue Sullivan)

The Commissioners reviewed the revised draft of the chapter.

Chapter 9 – Transportation, Road Network (Town Planner LaFountain)

Town Planner LaFountain presented a revised draft of the chapter, which includes the addition of a heat map indicating the occurrences of traffic accidents and a chart of the average number of daily trips along various areas throughout the town (based on 2018 data). It was noted that specific data, i.e., the times of the year or day, is not available.

Chapter 10 – Recreation, Trails (Commissioner Gadbois)

A copy of the maps for the Goodwin Trail and the town's Multi-Purpose Path/Harris Brook Trail will be provided to Commissioner Gadbois. The Commissioners agreed to include references to the maps of the Salem Land Trust Trails. An overall map of all of the town's trails is in the process of being generated by SCCOG (Southeastern Connecticut Council of Governments). Commissioner Fontneau suggested, and Chairman Smith agreed, to move the listing of Recreational Facilities from the Appendix to the main body of the text.

Appendix: Maps (Town Planner LaFountain)

The Commissioners reviewed the maps to be included in the document.

Cemeteries – Per their previous meeting, the general areas of those cemeteries for which the exact location is currently unknown may be included in the document.

Land Cover – Depending on its legibility, the parcels may be added to the map.

Forest and Forest PA490 Land – The title of the map will be changed to “Town of Salem Forest and *Farm* PA490 Land”. The two parcels of 10 mill land will be added.

Surface/Ground Water Quality – The source and date of the data will be added.

Zoning Map – The omitted commercial zones and the Special Agricultural Overlay Zones will be added to the map. The date will be updated.

Map Titles – The Commissioners agreed to include the “Town of Salem” on all of the maps as part of the title. The map titles will be changed to a consistent typeface (regular, serif font) and located on the top left of the page.

Images, Artwork

Chairman Smith tasked the Commissioners with proposing images that will complement the text to include in the document.

7. NEW BUSINESS: *none*

8. ZONING ENFORCEMENT OFFICER’S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT – *no report*

In response to Commissioner Fontneau regarding the Disc Golf Course, Commissioner Khan-Bureau, who is also the Vice-Chairperson of the Inland Wetlands and Conservation Commission (IWCC), reported that the IWCC approved the project, following adjustments that were made at their request.

Chairman Smith requested that the ZWEO provide a report for their meeting next week.

9. TOWN PLANNER REPORT

Town Planner LaFountain reported that the Public Hearing for a large data center in the Town of Bozrah was denied without prejudice due to the applicant’s absence from the meeting.

10. CORRESPONDENCE: *none*

11. PUBLIC COMMENT: *none*

12. PLUS DELTAS:

Chairman Smith thanked the Commissioners for their hard work and input.

13. ADJOURNMENT

**M/S/C: Khan-Bureau/Volberg, to adjourn the meeting at 8:08 p.m. Discussion: None.
Voice vote, 6-0, all in favor. Meeting adjourned.**

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