

**TOWN OF SALEM
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, MARCH 22, 2022 – 7:00 P.M.
SALEM TOWN HALL – CONFERENCE ROOM 1**

PRESENT

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

ABSENT

Thomas Reith
Dave Knopf, Alternate
Steven Shelley, 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 Closius was seated for Commissioner Reith.

3. PUBLIC COMMENT: *none*

4. PUBLIC HEARING: *none*

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

a. Regular Meeting Minutes: March 8, 2022

**M/S/C: Fontneau/Volberg, to approve the Planning & Zoning Commission
Regular Meeting Minutes of March 8, 2022, with the following
amendment:**

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Chapter ~~3~~ 7 – Town Infrastructure and Services...

**Discussion: None . Voice vote, 5-0-1. Voting in Favor: Commissioners
Closius, Fontneau, Khan-Bureau, Knopf, Volberg, and Smith. Voting in
Opposition: None. Voting in Abstention: Commissioner Gadbois.**

6. OLD BUSINESS

a. Plan of Conservation and Development

Chapter 3 – Natural Resources (Commissioner Khan-Bureau)

Chapter 4 – Agriculture & Forestry (Commissioner Khan-Bureau)

Commissioner Khan-Bureau reported that she will share the Commission's comments with the Inland Wetlands & Conservation Commission (IWCC) for further review and discussion. IWCC Chairperson Kimberly Bradley, who was unable to attend this evening's meeting due to illness, has expressed her willingness to discuss the two chapters with the Commission. Chairman Smith stated that he would contact IWCC Chairperson Kimberly Bradley to discuss the chapters.

Commissioner Fontneau reminded the Commission that he volunteered to provide an alternate draft of the two chapters. The alternate draft would deal primarily with land use issues that are under the Commission's purview rather than items that are statutorily under an IWCC. The revised draft will include references to the nine (9) updated maps that are not currently referred to in the chapters. Extensive discussion ensued regarding the necessity of creating an alternative draft of the chapters. It was explained that Commissioner Fontneau volunteered to provide an alternate draft due to his dismay with the exclusion of his extensive comments. Commissioner Fontneau stated that, given the extent of the changes, it would not be possible to merely edit the current document. While appreciative of the contributions of the various entities, Chairman Smith clarified that the document is the Commission's document. Commissioner Lindo agreed that the document is under Commission's purview and responsibility, she stated the importance of considering and including the IWCC's input, adding that the Commission's recommendations could influence the town's Inland Wetlands Regulations and the recommendations would be tasked to the IWCC. Commissioner Fontneau's comments and the Sustainable CT Action related to the POCD will be forwarded to the Commissioners. Commissioner Lindo volunteered to integrate the existing draft with Commissioner Fontneau's comments for review and discussion by both the IWCC and Commission.

Discussion ensued regarding the following objectives:

Objective 1.2.3

The recommendation may be included in the body of the document rather than as part of the objective.

Objective 1.8(b)

In response to Chairman Smith who questioned the definition of "climate migration corridors", Commissioner Khan-Bureau stated that the terminology derives from the CT DEEP (Connecticut Department of Energy and Environmental Protection)

and refers, in part, to the best route for precipitation to travel during major storm events.

She will investigate the possibility of providing an alternate term that would more clearly describe and explain the objective.

Chapter 7 – Town Infrastructure and Services (Commissioner Lindo)

Commissioner Lindo reported that she spoke with Alyssa Broch, Uncas Health District, and Eric McFee, Connecticut Department of Public Health. Mr. McFee provided a map of the areas currently served by the Southeastern Connecticut Water Authority (SCWA), which can be included in the POCD. All of the water systems in Salem are privately owned and managed; there are no properties in Salem under SCWA. All new proposed multi-unit developments will require the review and approval of SCWA. Because the map includes the location of public water sources, concerns were raised regarding the inclusion of the map in the POCD. Divulging the map could compromise the security of the public. She will continue to explore community septic systems. She requested the submission of any photographs the Commissioners might have of the Town's facilities.

Chapter 11 – Regionalism (Town Planner LaFountain)

Commissioner Fontneau recommended the inclusion of the Eightmile River Watershed Coordinating Committee and/or the compact between the three towns.

Status of 2012 POCD Actions/Recommendations (Commissioner Closius)

The Commissioners reviewed the document reflecting the actions/recommendations in the 2012 POCD that are ongoing or have been completed. Town Planner LaFountain recommended that those items that the Commission has deemed ongoing be considered a Priority One item and revise the verbiage to read, "PZC should continue to...".

b. Discussion regarding current Multi-Family Zoning Regulations

Per their previous discussion regarding a withdrawn application due to an inconsistency with the definitions for "Multiple Family Dwelling Project" and "Dwelling, Multiple Family" in the town's Zoning Regulations, Town Planner LaFountain provided a compilation of the relevant sections to the Commission. The applicant has agreed to submit a proposed amendment to the regulations. Discussion ensued regarding whether the Commissioners would prefer one building with three or more units, i.e., Dwelling, Multiple Family, or two or more buildings on one lot with an aggregate of three or more units, i.e., Multiple Family Dwelling Project. Concerns were raised regarding the resulting number of driveways in a development comprised of three or more separate buildings. The Commissioners agreed that one building with three or more units would be more visually preferable. Town Planner LaFountain will contact the applicant's attorney regarding the Commissioners discussion.

7. NEW BUSINESS – *none*

8. ZONING ENFORCEMENT OFFICER’S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT

A Variance Application to construct a shed within the front yard setback on a property located on Route 82 was received. The application will be reviewed and decided upon by the Zoning Board of Appeals.

9. TOWN PLANNER REPORT

Town Planner LaFountain reported that reservations have been confirmed for Commissioners Khan-Bureau and Lindo to attend the Connecticut Federation of Planning & Zoning Agencies’ Annual Meeting on March 25.

A Fellow/Intern has been hired by the SCCOG (Southeastern Connecticut Council of Government) who will be working with the Town of Salem on the Sustainable CT Action Steps.

10. CORRESPONDENCE – *none*

11. PUBLIC COMMENT – *none*

12. PLUS DELTAS

Commissioner Lindo announced that UConn’s CLEAR (University of Connecticut Center for Land Use Education and Research) will be holding their Land Use Academy Basic Training at East Lyme Town Hall on Monday, May 2, 7:00 to 8:30 p.m. The event is free of charge. The Commissioners were encouraged to attend the Training Session.

13. ADJOURNMENT

**M/S/C: Khan-Bureau/Smith, to adjourn the meeting at 8:38 p.m. Discussion: None.
Voice vote, 7-0, all in favor.**

Respectfully Submitted by:

Agnes T. Miyuki, Recording Secretary for the Town of Salem