

**TOWN OF SALEM  
PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, MAY 16, 2017 – 7:00 P.M.  
SALEM TOWN OFFICE BUILDING**

**PRESENT**

Joseph Duncan, Chair  
Vernon Smith, Vice-Chair  
Ron Bouchard, Secretary  
Ron LaBonte  
Jennifer Lindo-Dashnaw  
Ruth Savalle (7:05 p.m.)  
John Gadbois, *Alternate*  
David Miller, *Alternate* (seated)  
Jim Mulholland, *Alternate* (seated)

**ABSENT**

Eric Wenzel

**ALSO PRESENT**

Town Planner Richard Serra  
Board of Selectman Liaison David Kennedy

**CALL TO ORDER**

Chairman Duncan called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

*Alternate Members Miller and Mulholland were seated for Full Members Wenzel and Savalle.*

**PUBLIC HEARING(S):** *none*

**PETITIONERS/PUBLIC COMMENT:** *none*

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S):**

Regular Meeting Minutes: April 18, 2017

**M/S/C: Smith/LaBonte, to approve the Regular Meeting Minutes of April 18, 2017.**

**Discussion: None. Voice vote, 5-0-2. Voting in Favor: Commissioners Duncan, LaBonte, Miller, Mulholland, and Smith. Voting in Opposition: None. Voting in Abstention: Commissioners Bouchard and Lindo-Dashnaw.**

**OLD BUSINESS:**

**1. Continue discussion Salem POCD implementation status (Cluster Development, et al)**

Town Planner Serra recommended that the Commission determine the intent of Section 6A prior to crafting the body of the regulation. The primary intent of a cluster or conservation development is to minimize road construction, consolidate development, and allow the preservation of the unique areas of the property. He also recommended that the Commission consider and determine the allowable uses for that open space, e.g. passive recreation, community gardens for the residents of the development, etc., which would maintain the quality and character of the property.

Town of Salem Planning & Zoning Commission Regular Meeting Minutes  
Tuesday, May 16, 2017

Chairman Duncan agreed that the Commission should determine and focus on the intent and goal of the regulation, which is to utilize a minimum amount of the proposed property for development and the maximum amount possible for open space. The density outlined in the current regulation was briefly discussed. The Commission should aim at creating a clear and concise regulation that is easy for any developer to understand and execute. The Commissioners were tasked with reviewing the regulation, determining which portions help promote its purpose and eliminate those that are superfluous.

The Commission's review and discussion of Section 30 (Special Agriculture Zone) of the regulation was placed on hold as Town Planner Serra awaits the status of the Department of Agriculture's Regional Multi-Town Assistance Grant. Through the Grant, the town(s) would receive assistance in determining the various options for developing agricultural uses beyond the standard agricultural use definition, e.g., farm breweries, wineries, etc. Chairman Duncan stated the importance of such a regulation and welcomes any input; he suggested the Commission review the section, themselves, should they not hear back from them by August.

**NEW BUSINESS:** *none*

**ENFORCEMENT OFFICER'S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:**

**ZWEO Report** – *none*

**Town Planner Report**

The new owners of *Sid's Auto* are in the process of drafting their plans, delineating the new fencing, landscaping, and building, as discussed and stated in the letter summarizing their meeting.

The *Country Pedlar* is in the process of revising their original proposal, which will return to the Commission for review and approval. In the interim, they will be hosting outdoor craft sales on Friday and Saturday mornings. The layout of the various craft booths has been submitted and approved, porta-potties will be provided, and meets the parking requirements.

**CORRESPONDENCE:** *none*

**PETITIONERS/PUBLIC COMMENT:** *none*

**PLUS DELTAS:** *none*

**ADJOURNMENT:**

**M/S/C: Smith/Bouchard, to adjourn the meeting at 7:45 p.m. Discussion: None. Voice vote, 8-0, all in favor. Meeting adjourned.**

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