

**TOWN OF SALEM  
PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, JUNE 20, 2017 – 7:00 P.M.  
SALEM TOWN OFFICE BUILDING**

**PRESENT**

Joseph Duncan, Chair  
Vernon Smith, Vice-Chair  
Ron LaBonte  
Jennifer Lindo-Dashnaw  
Ruth Savalle  
John Gadbois, *Alternate*  
David Miller, *Alternate*

**ABSENT**

Ron Bouchard, Secretary  
Eric Wenzel  
Jim Mulholland, *Alternate*

**ALSO PRESENT**

Town Planner Richard Serra

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

*Alternate Members Gadbois and Miller were seated for Full Members Bouchard and Wenzel.*

The Commissioners agreed to make the following adjustments to the Agenda:

- move: Old Business after New Business
- add to New Business: 3. Resignation and Replacement of Commissioner Bouchard

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

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

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

Regular Meeting Minutes: May 16, 2017

**M/S/C: LaBonte/Smith, to approve the Regular Meeting Minutes of May 16, 2017. Discussion:**  
**None. Voice vote, 7-0, all in favor.**

**NEW BUSINESS:**

**1. Excavations – Annual Renewal Waiver Request (Section 14.6 k)**

*(See File Copy of Memorandum, dated June 19, 2017)*

- a. Getty Granite Co. LLC, 489 Hartford Road
- b. David Henrici, 149 Round Hill Road
- c. Michael Avery (Vincent Savalle), 190 Round Hill Road  
A rip-rap has been added in the swales to help protect and keep the wetlands clean.
- d. G's Ruff Stuff (Gary Getty), 229 Rattlesnake Ledge Road
- e. Renz Construction Corporation, 160 Witch Meadow Road

Town of Salem Planning & Zoning Commission Regular Meeting Minutes  
Tuesday, June 20, 2017

Zoning and Wetlands Officer (ZWEO) Liz Burdick reported that renewal applications have been received and inspections have been conducted for the above quarries; all of the quarries are in compliance and their requests for a waiver of site plan was recommended.

In response to Chairman Duncan, she stated that the amount of removal is based upon the tickets each quarry has issued. At her request, this year, rather than providing a copy of each ticket, each of the quarries have begun providing her with a spreadsheet indicating the necessary information. She also maintains photographs of each of the quarries during her inspections for a visual comparison and review.

**M/S/C: Smith/Miller, to approve the permit renewals for Getty Granite Co., LLC, David Henrici, Michael Avery, G's Ruff Stuff, and Renz Construction Corporation.**

**Discussion: None. Voice vote, 6-0-1. Voting in Favor: Commissioners Duncan, Gadbois, LaBonte, Lindo-Dashnaw, Miller, and Smith. Voting in Opposition: None. Voting in Abstention: Commissioner Savalle.**

## 2. Campground Operating Permit Renewal (Section 22.7)

*(See File Copy of Memorandum, dated June 19, 2017)*

- a. Indianfield Cooperative Campground, 306 Old Colchester Road

On the Memorandum, the Applicant for the Indianfield Cooperative Campground should read Bruce Henry, who replaced the recently retired Larry Harrington as Manager. The Campground is currently in discussions with the Gardner Lake Authority and has added new lighting to their capital plan so as to address the lighting issues at the Lake.

- b. Salem Farms Campground LLC, 39 Alexander Road
- c. Witch Meadow Campground (Cadwell & Son Camping Inc.), 139 Witch Meadow Road
- d. SNA-Z-Spot Management LLC, 310 Old Colchester Road

The Campground currently operates as a "Private Day Campground and Picnic Area" and, as such, is not required to meet Uncas Health District requirements for an overnight campground.

ZWEO Burdick reported that she has conducted an inspection of the above campgrounds — all of which appear to be in compliance with the Regulations. In addition, there are no known issues with other local and state agencies, including the State of CT Department of Health and the Uncas Health District. She recommended the approval of a permit renewal for all of the campgrounds, including Sna-Z Spot as a 50-Day Campground.

Commissioner Smith expressed his appreciation for addressing the lighting issue at the Indianfield Campground.

**M/S/C: Smith/Lindo-Dashnaw, to approve the Campground Operating Permit Renewals for the Indianfield Cooperative Campground, Salem Farms Campground, LLC, Witch Meadow Campground, and Sna-Z Spot Management, LLC, as a 50-Day Campground. Discussion: None. Voice vote, 7-0, all in favor.**

### 3. Resignation and Replacement of Commissioner Bouchard

Commissioner Bouchard stated that, due to his business obligations, it has been difficult for him to attend the meetings on a regular basis. He expressed his appreciation for the experience with the Commissioners and, likewise, the Commissioners thanked him for his service.

**M/S/C: Smith/LaBonte, to nominate and elect Commissioner Gadbois as a Full Member of the Commission with a term to expire in November 2017. Discussion: Town Planner Serra will submit a formal letter to the Town Clerk. Voice vote, 7-0, all in favor.**

**M/S/C: Smith/LaBonte, to nominate and elect Commissioner Gadbois as Secretary of the Commission. Discussion: None. Voice vote, 7-0, all in favor.**

### OLD BUSINESS:

#### 1. Continue discussion – Cluster Development

Town Planner Serra reviewed a rough scenario by applying the existing Regulations for both a Cluster Development and Conventional Subdivision on an existing 81-acre property located in Salem. Under the existing regulation, a conventional subdivision with a fee in lieu of Open Space, at least 2,000' of new road for access, and 200' road frontage for at least 10 lots would yield approximately 40 lots. Without a fee in lieu of Open Space, the property would yield approximately 34 to 35 lots. In contrast, a Rural Cluster Development, requiring 70% of Open Space and one unit per 7 acres, would yield approximately 12 lots. Should they allow one unit per acre, the property would yield 24 lots. Should they reduce the frontage to 125', Open Space to 50%, and 1,000' to 1,200' of new road with all lots utilizing the road frontage, the number of lots would increase to as many as 19. The latter scenario, though, would make the development appear more populated and increase the traffic hazard, resulting in stipulations for road frontage or the need for reverse frontage. Discussion ensued regarding the possibility of having shared driveways. Currently, up to six (6) residences may share one driveway and the property owners are responsible for maintaining the driveway. The utilization of the Open Space for a (reserve) septic system was also briefly discussed.

It was agreed that the purpose of the Regulation is to maximize the amount of buildable Open Space on any given development project. As such, an incentive(s) to encourage a developer to invest in and develop a piece a property that would result in more open space would be necessary. It was noted that certain regulations would fit certain properties better than others and that, due to the lack of existing properties that would benefit from a cluster development, no known such developments have been introduced in Salem.

Chairman Duncan suggested that he and Town Planner Serra create a draft of the Regulation based upon their discussions for further review and discussion.

The Commissioners thanked Town Planner Serra for providing a visual example of the Regulations, making it easier for them to understand each of the given scenarios in a more tangible manner. Town Planner Serra noted that a review of existing (cluster) developments in other towns along with the respective town's regulations might also be helpful.

Town of Salem Planning & Zoning Commission Regular Meeting Minutes  
Tuesday, June 20, 2017

The status of the Department of Agriculture's Regional Multi-Town Assistance Grant is unknown at this time.

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

**ZWEO Report** (*See file copy*)

ZWEO Burdick provided her report for the months of April to June (to date). Items of note included:

- 29 East Haddam Road, previously an antique shop, will be revived as a retail space
- Zoning Permits for two (2) new Single-Family Residences were recently issued
- The new owners have SID's Auto Parts have submitted an application to replace the front boundary fence with an 8' galvanized fence with landscaping. They have also reflagged the wetlands in preparation for the filing of a Mylar plan delineating the limits of the salvage yard. Once submitted, she will review the plan with the Town Planner and, upon approval, a Zoning Compliance Certificate for Non-Conforming Use will be issued and a letter will be filed with the land records along with the Mylar plan. A dismantling building, as required by the DEEP (Department of Energy and Environmental Protection), will also be constructed on the property.
- Due to the need for additional landscaping on the property, a Certificate of Substantial Zoning Compliance and Conditional Certificate of Occupancy was issued and a bond was posted for the Fox Farm Brewery.

**Town Planner Report**

Town Planner Serra reported that a preliminary plan has been submitted and referred to the Engineer for review for a property located on Hartford Road, south of *Academi*, for the development of a self-storage facility. The Applicant was considering coming before the Commission for a waiver of the 50' buffer line, which Town Planner Serra strongly encouraged against. In addition, he has provided the Applicant with an example of a style of self-storage building that would be compatible with the Town, in accordance to the Regulations.

A revised proposal for the *Country Pedlar* was submitted this evening and will be reviewed.

The reasoning behind the clearing of the property located on Route 82, near the proposed *Country Pedlar* and Gardner Lake, is unknown.

**CORRESPONDENCE:** *none*

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

**PLUS DELTAS:** *none*

**ADJOURNMENT:**

**M/S/C: LaBonte/Smith, to adjourn the meeting at 8:28 p.m. Discussion: None. Voice vote, 7-0, all in favor. Meeting adjourned.**

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