

SALEM PLANNING & ZONING COMMISSION

Tuesday, February 23, 2021, 7:00 pm

Via Zoom

Per State of Connecticut, Governor Lamont Executive Order Number 7B, the Town of Salem Planning and Zoning Meeting on February 16th, 2021 will be following the suspension of in-person open meeting requirements. The public can view this meeting at

Please click the link below to join the webinar:

<https://zoom.us/j/95380587730?pwd=Qk90Q0pXU3lGWFFuSTJSY3FQcDNPQT09>

Password: 802661

Or Via Telephone:

Dial US: +1(312) 626 6799 or +1(646) 558 8656 or +1(346) 248 7799 or +1(669) 900 9128 or
+1(253) 215 8782 or +1(301)715 8592

Webinar ID: 953 8058 7730

Password: 802661

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

4. PUBLIC HEARING:

- a) ZRA 21-01: Salem Valley Farms Ice Cream, 20 Darling Road, Salem CT. Request to amend Section 7B.2 of the Special Business Zone B section of the Salem Zoning Regulations to add Section 7B.17, which would add a new use allowing for non-commercial retail kitchens within the Special Business Zone B.
- b) ZMA 21-01: Aaron and Liz Syman, 279 Buckley Road, Salem, CT. Request to apply the Special Agriculture Zone to 279 Buckley Road for the purpose of permitting a retail store for products at their farm and to host related farm events and classes.

Note: Application materials for both applications can be found at:

<https://www.salemct.gov/planning-and-zoning-commission/pages/pending-applications>

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

- a) Regular Meeting Minutes: February 16, 2021

6. OLD BUSINESS:

- a) Plan of Conservation and Development Survey Finalization

7. NEW BUSINESS

- a) ZRA 21-01: Salem Valley Farms Ice Cream, 20 Darling Road, Salem CT. Request to amend Section 7B.2 of the Special Business Zone B section of the Salem Zoning Regulations to add Section 7B.17, which would add a new use allowing for non-commercial retail kitchens within the Special Business Zone B.
- b) ZMA 21-01: Aaron and Liz Syman, 279 Buckley Road, Salem, CT. Request to apply the Special Agriculture Zone to 279 Buckley Road for the purpose of permitting a retail store for products at their farm and to host related farm events and classes.
- c) Executive Session for Pending Litigation: Town of Salem Planning & Zoning Commission et al. v. 45 Forest Drive et al., KNL-CV-21-6049745.

- 8. ZONING ENFORCEMENT OFFICER'S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT**
- 9. TOWN PLANNER REPORT**
- 10. CORRESPONDENCE**
- 11. PUBLIC COMMENT**
- 12. PLUS DELTAS**
- 13. ADJOURNMENT**