

**TOWN OF SALEM
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, JULY 16, 2019 – 7:00 P.M.
SALEM TOWN HALL – CONFERENCE ROOM 1**

PRESENT

Ruth Savalle, Chair
Vernon Smith, Vice Chair
Margaret Caron
Terri Salas

ABSENT

John Gadbois, Secretary
David Miller
Eric Wenzel
Ray Gionet, Alternate
Diba Khan-Bureau, Alternate

ALSO PRESENT

Town Planner Justin LaFountain
Selectman Liaison David Kennedy

1. CALL TO ORDER

Chairperson Savalle called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT: *none*

4. PUBLIC HEARING: *none*

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

a) Regular Meeting Minutes June 18, 2019

M/S/C: Smith/Caron, to approve the Regular Meeting Minutes of June 18, 2019.

Discussion: None. Voice vote, 4-0, all in favor.

6. OLD BUSINESS

a) Continued Discussion Regarding Potential Areas of Zoning Regulation Review/Revision
– no discussion

b) Airbnb Discussion *– no discussion*

7. NEW BUSINESS

a) Annual Campground Permit Renewals

Zoning and Wetlands Enforcement Officer (ZWEO) Matt Allen reported that the following campgrounds have submitted their permit renewals and fees, have been inspected, and appear to be in compliance with the applicable zoning regulations: Witch Meadow Campground, Indianfield Cooperative Campground, and Sna-Z-Spot Campground. He has contacted Salem Farms Campground, who has yet to submit their renewal application and fee.

M/S/C: Smith/Caron, to approve the Campground Permit Renewals for Witch Meadow Campground, Indianfield Cooperative Campground, and Sna-Z Spot Day Campground. Discussion: None. Voice vote, 4-0, all in favor.

b) Annual Excavation Permit Renewals

ZWEO Allen reported that all of the quarries have submitted their excavation permit renewal application form and fees, have been inspected, and appear to meet the conditions for a waiver, per Section 14.6(k).

M/S/C: Smith/Caron, to approve the Excavation Permit Renewals for Renz Quarry, G's Ruff Stuff Quarry, Getty Granite, Henrici Excavating, and Avery Quarry. Discussion: None. Voice vote, 4-0, all in favor.

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

ZWEO Allen introduced himself and provided a brief background of his experience. He currently works as an Environmental Planner for a not-for-profit corporation. In addition to his usual tasks, he has been busy (attempting to) resolve two primary issues that were introduced to him. One of the issues involves the old Boy Scouts Camp whose owner he has been attempting to contact regarding a possible zoning violation pertaining to the operation of what appears to be a commercial business on the property without the proper approvals and permits. While property owners may rent their single-/multi-family property for a period of time, they may not have multiple, unrelated groups staying on the premises. After viewing the posting(s) advertising the property and from witness statements, it appears that the property is a commercial resort-type property with multiple cabins and one large main structure. Such a business would also require the approvals of the Uncas Health District, Fire Marshal, and Building Department. He has mailed two letters to the property owner within the past four to five weeks informing him of the issue(s) and no response has been received to date. He has also been working on multiple wetlands violations occurring on properties located on Gardner Lake Heights Avenue. While most of the violations are coming to a close, one of the main outstanding issues involves the illegal filling of wetlands. The Town is currently working with the property owner, his Attorney and Soil Scientist, and the State to restore the area.

9. TOWN PLANNER REPORT

Town Planner LaFountain reported that the Regional Planning Commission will be meeting next week. Commissioner Caron, who was appointed to represent the Commission, is unable to attend the meeting and Alternate Commissioner Khan-Bureau may attend in her stead, depending upon her availability. The Commission might like to appoint an alternate in the near future. The subject of AirBnBs will be discussed at the meeting.

He suggested that the Commissioners review the regulations and contact him regarding any minor amendments they would like to suggest for discussion at the Public Hearing in September.

With no pending applications or pressing matters at hand, the Commission agreed to cancel next week's regularly scheduled meeting.

10. CORRESPONDENCE

a. Colchester Regulation Update

Town Planner LaFountain reported that a notice was received from Colchester regarding updates to their regulations addressing some of the same non-conformity issues which the Commission has discussed and will be addressing at their Public Hearing in September.

11. PUBLIC COMMENT: *none*

12. PLUS DELTAS

Commissioner Salas reported that, upon walking along the Town's Multi-Purpose Path, she was disappointed to discover that the trail comes to an abrupt end. The trail is under the Recreation Commission. Town Planner LaFountain added that, should the trail not be completed prior to 2020, the Commission could consider including the item as a recommendation in the Town's Plan of Conservation and Development (POCD).

13. ADJOURNMENT

M/S/C: Smith/Salas, to adjourn the meeting at 7:23 p.m. Discussion: None. Voice vote, 4-0, all in favor. Meeting adjourned.

Respectfully Submitted by:

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