

SALEM PLANNING AND ZONING COMMISSION

(PZC)

REGULAR MEETING

June 18, 2013

7:00

Present: R. Amato, V. Smith, D. Bingham, R. Savalle, G. Walter, G. Fogarty, Alt M. Darling, Alt., R. Serra (SECCOG Planner)

Absent: Volberg, K. Buckley H. Green Alt.,

Guests See File Copy

CALL TO ORDER: R. Amato called the meeting to order at 7:01.

**G.Fogarty was seated for K. Buckley.
M. Darling was seated for W. Volberg**

ADDITIONS TO THE AGENDA: None

PUBLIC HEARING: None

PETITIONERS: None

PUBLIC COMMENT: None

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

1. May 21, 2013 Regular Meeting

M/S/C (Savalle/Smith) to approve the May 21, 2013 Regular Meeting Minutes as presented. Vote: Approved Unanimously

2. May 28, 2013 Regular Meeting

M/S/C (Smith/Darling) to approve the May 28, 2013 Regular Meeting Minutes as presented. Vote: Approved Unanimously

OLD BUSINESS

1. Village Zone District

R. Serra suggested to the Commission that they look at the proposed map of the Village District Zone, decide what they want in the zone and craft the regulations around the map.

The members discussed the map. The majority of the members thought the "bowtie" property and the recreation complex should not be in the zone.

They discussed the school and the property to the south of the school which has the oldest house in town on the property. There were no decisions made on these two properties.

The members discussed the purpose of the zone, economic, historical, mixed use as well as village district zone vs. village center.

R. Serra offered to come up with a draft for village district zone taking into consideration the Commission's discussions.

2. Update on Net Buildable Area Regulation Change

Members discussed language provided by R. Serra. They decided to adopt language for 15.2.11 with the addition of, *reduce the NBA square footage or shape specifications required when it....*

NEW BUSINESS

1. Renz Waiver Request of section 14.6d site plan requirements for excavation.

M/S/C (Savalle/Darling) table Renz Waiver Request of section 14.6d site plan requirements for excavation until the next meeting. **Vote: Approved Unanimously**

ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:

1. Town Planner Report

R. Serra reported to the Commission the results of his investigation on three of the POCD recommendations the Commission was going to work on:

a. Cemeteries in new subdivisions being deed over to the town

R. Serra stated that after speaking to town officials it became clear there is no structure or funding in place to take on more cemeteries.

b. Scenic Road Ordinance

The designation of a Scenic Road requires an ordinance. That authority comes from the Board of Selectman to make the ordinance but once the ordinance is adopted the authority to designate a road can stay with the Board of Selectman or a designate.

c. Natural Resources to be included on site plans.

R. Serra stated that it is a process to find out what the natural resource is that is represented by the "circles" on the state DEEP map. An application to DEEP would have to be submitted and the process can take a few months. He submitted two possible drafts, one for zoning regulations and one for subdivision regulations. (See File Copy)

PLUS/DELTA: The Commission discussed the positive and negative aspects of the meeting.

CORRESPONDENCE: None

ADJOURNMENT:

M/S/C (Walter/Darling) to adjourn at 9:27 PM. Vote: Approved Unanimously.

Respectfully Submitted,

Sue Spang

Recording Secretary