

**SALEM PLANNING AND ZONING COMMISSION**

**(PZC)**

**REGULAR MEETING**

**SEPTEMBER 17, 2013**

**7:00**

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

**Absent:** M. Darling, H. Green Alt., Vacancy Alt

**Guests** See File Copy

**CALL TO ORDER:** R. Amato called the meeting to order at 7:00.

G. Fogarty was seated for M. Darling by consensus

**PUBLIC HEARING:** None

**PETITIONERS:** None

**PUBLIC COMMENT-**None

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

**1. August 27, 2013 Regular Meeting**

**M/S/C (Bingham/Savalle) to approve the August 27, 2013 Regular Meeting Minutes as amended.**

Pg 4, ¶8, ....and remove debris and from between

**Vote: Approved Unanimously**

**OLD BUSINESS**

**1. Village Center Zone**

D. Bingham read into the record an email from M. Darling commenting on the latest draft of the Village Center Zone:

I have read over the different variations that Rich Serra drafted for us and the variation that I approve of is titled in green - VILLAGE CENTER DISTRICT - 3 (8/22/13, DRAFT). There are some minor changes that I would like to see in the draft regs. I attached a copy of the regs to this letter.

The first change I request would be to move section 7C.2A.b (regarding Multi-Family dwellings) from section 7C.2A Permitted uses to section 7C.3 Village Center District Special Exceptions. I am afraid that the new village zone will be stocked heavily with multifamily, rather than mixed use. I believe one of the primary intents of this zone is to promote business in our town, even if it takes years to accomplish this, so it will be necessary to safe-guard the zone from being over-run with more residential.

The second change I request is to change the title in 7C.12 from ARCHITECTURAL GUIDELINES to ARCHITECTURAL REQUIREMENTS. We do not have the luxury of working with an abundant amount of old colonial structures like Essex, Mystic, or Chester so in an effort to create uniformity that is in-keeping with many other historical "looking" structures in the zone, this is ESSENTIAL.

The last change that I request is to add the map from our original draft regs which is also attached to this letter.

If the other members of the commission are in agreement, I would like to suggest scheduling this draft with or without my recommendations for a public hearing & possible action next month so we can obtain input from the town and vote on the matter. I'm sure there are areas of this draft that can be flushed out and/or refined in a perfect world but we should start with something and I believe this is a good start. I also believe issues like the map boundaries should be resolved after the public hearing or in a later revision to these regs once they are voted on and approved.

IF Rich Serra is correct and we are simply creating zoning regs for a useless "marina district" in the center of town then I think that is a worthwhile risk. In my opinion, these regs cannot harm our town because the worst that can happen is that nothing changes even after the regs are approved.

Thank You,  
Matthew Darling

The members discussed the timing of holding a public hearing for the proposed Village Zone Regulations. Due to the upcoming elections and the potential of having new members and possibly starting the whole process over, the majority of the members thought it best to hold the public hearing in October providing they can come to a consensus on the proposed regulations.

The Commission also decided to send all residents in the proposed zone as well as affected Boards and Commissions, a notification of the upcoming hearing.

Members unanimously decided they preferred option 3 which R. Serra presented at the previous meeting.

The Commission discussed multifamily housing in the zone as well as the ratio of residential vs. business in a mixed use structure.

Members also discussed the architectural guidelines as opposed to architectural requirements. They decided to keep it as guidelines.

They made minor changes and R. Serra will provide corrected edition for the following meeting.

The Commission briefly discussed the map and decided that they would discuss in more detail the map at the following meeting.

## **NEW BUSINESS**

**None**

## **ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:**

### **1. Town Planner Report**

R. Serra informed the Commission of a referral from East Haddam on net buildable area.

He informed them of the changes coming from FEMA on the flood insurance prices not being subsidized by the government anymore resulting in higher costs for home owners.

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

**CORRESPONDENCE:** East Haddam referral

**ADJOURNMENT:**

**M/S/C (Walter/Smith) to adjourn at 9:31 PM. Vote: Approved Unanimously.**

**Respectfully Submitted,**

**Sue Spang**

**Recording Secretary**

approved