

SALEM PLANNING AND ZONING COMMISSION

(PZC)

REGULAR MEETING

FEBRUARY 25, 2014

7:00

CALL TO ORDER: R. Amato called the meeting to order at 7:04.

Present: R. Amato, G. Fogarty, J. Duncan, R. LaBonte, V. Smith, J. Gadbois Alt., G. Walter, R. Savalle, E. Wenzel Alt., R. Serra (SECCOG Planner)

Absent: Vacancy Alt,

Guests See File Copy

PUBLIC HEARING: None

PETITIONERS: None

PUBLIC COMMENT-None

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

- 1. January 28, 2014**
M/S/C (LaBonte/Smith) to approve January 28, 2014 minutes as presented

Vote: Approved. In favor-Amato, Fogarty Duncan, LaBonte, Smith, Savalle. Opposed-None. Abstaining-Walter

OLD BUSINESS

- 1. UCONN Landscaping Beautification Update**

The contract has been finalized for UCONN to provide street scaping options for the Town. The cost is approximately \$1000 for the study. (See File Copy)

2. Digital Zoning Map. Action To Resolve Status Of Depicted Roadways

R. Serra stated that CONNDOT owns properties on Witch Meadow Road, west of Route 11. He stated that the properties as well as the roads are zoned even though the map shows them as not being in any particular zone. He stated that there are no areas in town that are not zoned and should be shown on the map as such.

M/S/C (Amato/Smith) to recognize all area in town have a zoning designation in accordance with section 1.6 of the zoning regulations and background study of digital zoning map project dated in 2011. Vote: Approved Unanimously

3. Public Buildings. Action To Clarify Zoning Definitions/Intent

R. Serra stated that there is not a definition of "Public Buildings" in the zoning regulations. He stated that in light of the newspaper articles about the Historical Society buying a building for a museum the Commission may want to look at the regulations or definitions to allow that type of activity.

Discussion took place as to whether the Commission should be proactive or if they should wait and see if the Historical Society comes to them asking for a change in regulation in order for them to have a museum in that particular zone.

The Commission decided to have a letter drafted to the Historical Society letting them know the issues as they now stand.

NEW BUSINESS

1. Regulation Review for Possible Clarification/Intent/Action

G. Fogarty stated that in the past, one of the two meetings in the month were set aside for planning and that she would like to get back to the planning part of their charge. She would like the members to look over the regulations for possible clarification or to make them more user friendly.

R. Serra suggested starting out with some of the more easy changes such as dealing with the waiver issue or to modify the application process.

2. Appointment of an Alternate Member

M/S/C (Savalle/Duncan) to appoint E. Natoli to the alternate Planning and Zoning position. Vote: Approved Unanimously

**ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION
REPORT: Submitted (see file copy)**

- 1. Town Planner Report-**R. Serra informed the members of the FOIA workshop. He also reminded them of the upcoming workshops at SECCOG

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

CORRESPONDENCE: None

ADJOURNMENT:

M/S/C (Smith/LaBonte) to adjourn at 7:58 PM. Vote: Approved Unanimously.

Respectfully Submitted,

Sue Spang

Recording Secretary