

Salem Planning and Zoning Commission  
June 22, 2010

Present: Bingham, D.  
Buckley, K.  
Fogarty, G., Alt.  
Savalle, R.  
Smith, V., Alt.  
Walter, G.

Absent: Amato, R.  
Chinatti, M. - Town Planner/ZEO  
McKenney, H.  
Vacancy  
Vacancy, Alt.

Guests: see attached.

**CALL TO ORDER:**

K. Buckley, vice chair:

- Called the meeting to order at 7:08 pm,
- Introduced members and staff present, and
- With the Commission's consent, seated G. Fogarty for H. McKenney and V. Smith for R. Amato.

**ADDITIONS TO THE AGENDA:**

There were no *ADDITIONS TO THE AGENDA* this evening.

**PUBLIC HEARING(S):**

None Scheduled

**PETITIONERS:**

There were no *PETITIONERS* this evening.

**PUBLIC COMMENTS:**

There were no *PUBLIC COMMENTS*.

**OLD BUSINESS:**

- 1) **Woronick - Site Plan application (SP#10-05-01) for construction of two (2) storage buildings for a tree farm at 14 Cherry Tree Road**  
R. Page, LS, Winterbourne Land Services, appeared for the applicant:  
Revised plans reviewed:  
Fifty (50) acre site; 99% wooded.

Two (2) one-story dry storage buildings proposed; no septic, water, or electricity; will be used to store equipment and general storage materials for the tree farm.

The site will not be open to the public; the trees will be cut and shipped out.

Requesting waivers of:

Section 11A.4.2 - Class A-2 survey,

Section 11A.4.7 - minimum two-foot contours, and

Section 10.7 - driveway and parking area paving.

Reviewed comments of the Town Planner/ZEO in her 6/14/10 letter (see attached to the filed copy of these minutes):

Numbers 1,2, 5 through 10, and 12 and 13 have been added to the revised plans.

#3. - They are requesting a waiver of the paving requirements; there are stone walls on both sides of the driveway, but if the town wants the 12' width, they will widen it.

#4. - There will be no outdoor fixed trash receptacle areas.

After discussion of what will be contained in the two (2) storage buildings, it was the Commission's decision that a note be added to the plan stating what would be stored in them.

#11. - Very minimal drainage; drains toward the wetlands; not an issue.

#14. - There is no number on the pole.

The Commission received and read the following into the record:

- Memo of 6/21/10 from R. Gustafson, Town Sanitarian:  
The two (2) storage buildings meet the requirements of the CT Public Health Code.
- Memo of 6/21/10 from D. Bourdeau, Jr., Fire Marshal/Public Works Director:  
Applicant needs to apply for and receive a Salem Driveway Permit; all other requirements are satisfied.

It was the Commission's consensus that they could move forward with this application and took the following actions:

M/S/C (Bingham/Fogarty) to approve waivers of the following Sections of the Salem Zoning Regulations: Section 10.7, Section 11A.4.2, and Section 11A.4.7, for the Woronick site plan application (#SP10-05-01) for construction of two (2) storage buildings for a tree farm at 14 Cherry Tree Road.

Discussions :

- Section 10.7.1 being the waiver provision for Section 10.7.
- Section 9.1.4 - Section 9 of the Zoning Regulations is the Industrial (I) Zone regulations. 14 Cherry Tree Road lies within the I Zone. Section 9.1.4 is under permitted uses in the district and states that: *forestry, nurseries and the necessary buildings therefore, are a permitted use.*

The Commission will speak to the Town Planner/ZEO in regard to permitted uses/uses by right.

Vote: approved unanimously.

M/S/C (Bingham/Fogarty) to approve the Woronick site plan application (SP#10-05-01) for construction of two (2) storage buildings for a tree farm at 14 Cherry Tree Road with the addition of the following:

Adding notes to the plan stating:

- The interior use of the two (2) proposed buildings will be for vehicle and forest product storage, and
- The dimension of the driveway is to be determined in accordance with the Salem Driveway Ordinance.

Vote: approved unanimously.

**2) F. Abetti - POC&D Update**

Frank Abetti, chairman of the Plan of Conservation and Development Committee, appeared before the Commission:

Mr. Abetti discussed: *POCD Committee - June 22, 2010 Progress Update* (see attached to the filed copy of these minutes), previously received by all PZC members.

*Review of the Committee's Accomplishments, discussion of the Work in Progress and the Next Steps.*

*Discussion Items:*

- *Interdependency with Municipal Land Use Committee recommendations*

Discussed this matter with K. Buckley, chair of the MLUP Committee, and the possibility of a meeting for in-depth discussion.

- *P&Z Review of draft 2011 POCD*

The draft should be ready for PZC review in Oct. 2010.

D. Bingham emphasized that the Commission should receive it early enough so as to make sure all concerned are on the same page in regard to recommendations.

**NEW BUSINESS:**

1) **Nutmeg Excavation Permit - 40 Old Colchester Road**

M. Koss, vice president of Nutmeg Gravel & Excavating , operator of the excavation, appeared:

No excavating is taking place on the site; approximately 300 cu. yds. of excavated material stockpiled for removal.

The material is going to a project and should be off site by mid to late September.

They are in the final stages of closing and reclaiming the site as per their approved plan; approximately 7/8 of the property is in this stage.

Topsoil is now being placed on the site so as to allow S. Gadbois, property owner, to plant hay.

After discussion, it was the Commission's consensus:

- No renewal will be needed as they are in the process of closing and reclaiming the site, and
- The operator should stay in touch with the Town Planner/ZEO for inspections during the closing process.

**ENFORCEMENT OFFICER'S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT: N/A**

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S): N/A**

**PLUS DELTAS:**

Commission review of the positive aspects and areas for improvement in regard to the conduct of tonight's meeting.

**CORRESPONDENCE:**

There was no *CORRESPONDENCE*.

**ADJOURNMENT:**

M/S/C (Bingham/Fogarty) to adjourn the meeting at 8:26 pm. Vote: approved unanimously.

Doris McTigue, Administrative Assistant/Recording Secretary