

Unapproved

Salem Planning and Zoning Commission
September 28, 2010

Present: Amato, R.
Bingham, D. - left at 8:07 pm
Buckley, K.
Burr, E.
Chinatti, M., Town Planner/ZEO
Fogarty, G., Alt.
McKenney, H.
Savalle, R.
Walter, G.

Absent: Smith, V., Alt.
Vacancy, Alt.

Guests: None

CALL TO ORDER:

H. McKenney, chair, called the meeting to order at 7:04 pm.

ADDITIONS TO THE AGENDA:

M/S/C (McKenney/Buckley) to add the following to tonight's agenda:

Under *NEW BUSINESS*:

"1) Municipal Land Use Plan (MLUP) Committee Report", and

After *NEW BUSINESS* is completed:

"EXECUTIVE SESSION:

Kobyluck - Pending Litigation"

Vote: approved unanimously.

H. McKenney, chair:

- Seated, with the Commission's consent, G. Fogarty for V. Smith, and
- Introduced all members and staff present.

PUBLIC HEARING(S):

None Scheduled

PETITIONERS:

- 1) Daigle (Dutch & Assoc.) - Special Exception application (SE#10-09-01) for existing multi-family development that did not go through zoning for approval - 212/216 Norwich Road

M. Chinatti, Town Planner/ZEO:

This is a new Special Exception application for Daigle.

The former application, which was withdrawn, was for a resubdivision.

Special Exception approval would validate the multi-family development (two (2) separate two-family homes on one lot) at 212/216 Norwich Road (Route 82).

The Commission must set a public hearing date for this application.

M/S/C (Buckley/Amato) to set a public hearing date for the Daigle (Dutch & Assoc.) Special Exception application (SE#10-09-01) for an existing multi-family development that did not go through zoning for approval at 212/216 Norwich Road for Tuesday, October 19, 2010, Salem Town Office Building, 270 Hartford Road, 7:00 pm. Vote: approved unanimously.

2) Newman (Lecce estate) - Site Plan application (SP#10-10-01) for construction of a horse farm, including barn, indoor and outdoor riding ring, and septic system at 623 Old Colchester Road (Route 354)

M. Chinatti, Town Planner/ZEO:

J. Newman, applicant, was to close on this property (the former Lecce property) this week.

The application is proposing a horse farm for the site.

An application was submitted to the Inland Wetlands and Conservation Commission (IWCC) at the same time it was submitted to the PZC.

The IWCC has not received it as yet due to the fact that their next meeting is not until October 12, 2010.

Staff reviews of the plans are not yet complete.

The Commission took the following action:

M/S/C (McKenney/Buckley) to table further discussion of the Newman Site Plan application (SP#10-10-01) for construction of a horse farm, including barn, indoor and outdoor riding ring, and septic system at 623 Old Colchester Road (Route 354) to the October 19, 2010 Regular Meeting of the Salem Planning and Zoning Commission. Vote: approved unanimously.

PUBLIC COMMENTS:

There were no *PUBLIC COMMENTS*.

OLD BUSINESS:

- 1) **R. & W. Heating - Site Plan Modification application (SPM#10-08-02) for the addition of office space to the existing four (4) bay garage at 10 Witter Road - possible action**

Memo of 9/23/10 from N. Reed Gustafson, Salem Sanitarian, received stating that the plan for the R. & W. Heating Site Plan Modification meets the requirements of the Connecticut Public Health Code.

The Commission took the following action.

M/S/C (Buckley/Bingham) to approve the R. & W. Site Plan Modification application (SPM#10-08-02) for the addition of office space to the existing four (4) bay garage at 10 Witter Road with the following conditions:

Prior to plans being submitted for signature:

1. Plans shall be revised as follows:
 - a. The engineer's note/signature lines shall be deleted;
 - b. A P&Z signature line/approval expiration line shall be added; and
 - c. The Title Block shall be revised to include the company name and the name of the property owners.
- 2) A \$250.00 fee in lieu of digital data submission shall be submitted no later than the date of submission of the final plans.

Vote: approved unanimously.

NEW BUSINESS:

- 1) **Municipal Land Use Plan (MLUP) Committee Report**

Copies of the Municipal Land Use Plan were distributed to all members.
(See attached to the filed copy of these minutes.)

K. Buckley, chair of the Municipal Land Use Plan Committee:

The Committee held their final meeting last week.

The copy of the MLUP presented to all members this evening is the result of the charge given to the Committee by the PZC.

Committee members were:

- K. Buckley - Planning and Zoning Commission.
- G. Maiorano & J. Savalle - representing the Salem Volunteer Fire Department and the Gardner Lake Volunteer Fire Company, respectively.
- R. Appleby - representing the Recreation Commission.
- D. Kung - representing the Board of Education.
- D. Bourdeau, Jr. - representing Public Works.
- M. Chinatti - Town Planner/ZEO/WEO.

- J. Fogarty - representing the Board of Selectmen.
- H. McKenney - Planning and Zoning Commission chairman as an ex-officio member, and
- K. Lyden, First Selectman, after the November 2009 election.

All members had research duties for the Plan in their scopes of interest.

Discussion of the three (3) phases of format used for the MLUP:

1. Description of current town assets;
2. Needs and issues (what townspeople need and want); and
3. The Committee's recommendations.

Presented and discussed a one (1) page sheet of the Committee's *Municipal Land Use Plan, 2010 New Recommendations* (see attached to the filed copy of these minutes).

After Commission discussion, it was the consensus to allow time for member review of the document presented this evening and place the MLUP on the October 19, 2010 PZC Regular Meeting agenda for further discussion at that time.

Once the MLUP is approved by the PZC, it will be forwarded to both the Salem Board of Selectmen and the Salem Board of Finance.

D. Bingham recused himself and left the meeting.

EXECUTIVE SESSION:

Kobyluck - Pending Litigation

M/S/C (Amato/Buckley) to go into Executive Session at 8:07 pm and include M. Chinatti, Town Planner/ZEO/WEO and D. McTigue, PZC Administrative Assistant/Recording Secretary. Vote: approved unanimously.

Present at Executive Session:

R. Amato, K. Buckley, E. Burr, G. Fogarty, H. McKenney, R. Savalle, and G. Walter.

Present at the Commission's pleasure:

M. Chinatti, Town Planner/ZEO/WEO, and D. McTigue, PZC Administrative Assistant/Recording Secretary.

M/S/C (Amato/Savalle) to come out of Executive Session at 8:49 pm. Vote: approved unanimously.

NO ACTION TAKEN.

M/S/C (Buckley/Amato) that the Salem Planning and Zoning Commission accepts the recommendation of Attorney Steven Byrne in his letter of September 28, 2010 to Hugh McKenney, Salem Planning and Zoning Commission Chairman. Vote: approved unanimously.

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* this evening.

ADJOURNMENT:

M/S/C (Buckley/Burr) to adjourn the meeting at 8:53 pm. Vote: approved unanimously.

Doris McTigue, Administrative Assistant/ Recording Secretary