

1 **P&Z DRAFT 10-19-2010**

2 **Planning and Zoning Meeting Minutes – October 19, 2010**

3 Commissioners Present: Chairwoman, Cristin Rich, Allen Cockerline , Dan Dwyer, Michael Klemens,
4 Fred Schmidt and Martin Whalen. Absent: Jon Higgins, Judy Swanson.

5 Also present: Tom McGowan, Town Planner; Nancy Brusie, ZEO; citizens

6 The meeting was called to order at 5:30 by Chairwoman, Cristin Rich.

7 Fred Schmidt was appointed Voting Alternate.

8 **It was moved by D. Dwyer, seconded by M. Klemens and voted unanimously to approve the Agenda.**

9 The Minutes of the September 21st meeting were reviewed. **It was then moved by F. Schmidt,**
10 **seconded by M. Klemens to approve the September 21st Minutes. Voting went as follows:**

11 **For – C. Rich, F. Schmidt, and M. Whalen. Abstain – D. Dwyer, M. Klemens.**

12 The corrected Minutes of the September 7th meeting were reviewed. **It was then moved by M.**
13 **Klemens, seconded by D. Dwyer and unanimously voted to accept the corrected version of the**
14 **September 7th meeting.**

15 The Minutes of the October 1st Special Meeting were reviewed. **It was then moved by D. Dwyer and**
16 **seconded by C. Rich to approve the October 1st Minutes. Voting went as follows:**

17 **For – C. Rich, D. Dwyer, F. Schmidt and M. Whalen Abstain: M. Klemens**

18 Allen Cockerline requested a copy of the letter provided at this meeting.

19 The Minutes of the October 5th meeting were reviewed and amended. **It was then moved by M.**
20 **Klemens, seconded by D. Dwyer and unanimously approved to accept the amended Minutes.**

21 The Commissioners requested that a DRAFT watermark be used on future minutes to help distinguish
22 draft minutes from approved minutes.

23 There was a discussion of the Town Planners bills. T. McGowan explained that he is averaging about 30
24 hours a month for the Salisbury P&Z. In July, roughly half of that time was spent reviewing individual
25 applications. T. McGowan requested that if in future there are questions about how he is billing his
26 time, please inform him prior to the meeting so that he can bring suitable documentation. C. Rich noted
27 that in individual cases the applicants need to be bearing some of the costs of the Planner's time by
28 means of a "charge back" procedure.

29 There was a discussion of the progress towards a noise regulation ordinance concerning Lime Rock Park.
30 It was decided that in the absence of J. Higgins, a discussion of recommendations for the Selectmen
31 concerning a noise ordinance should be postponed until the next meeting. A full discussion of all
32 aspects of Lime Rock Park may also bear a special meeting.

1 There was a discussion of the draft of Applications and Procedures for Salisbury P&Z. T. McGowan
2 provided feedback provided by Attorney, C. Andres concerning the use of bonding and escrow accounts
3 which was continued following the Public Hearing. **It was moved by M. Klemens, seconded by D.**
4 **Dwyer and unanimously approved to send the regulations to CCOG for their review.**

5 Public Hearing – 6:00

6 There was a continuation of the Public Hearing on the requested text amendment to Section 804.4 (e) of
7 the Salisbury Zoning Regulations, concerning the treatment of vegetation within the 75 foot buffer zone
8 around the four lakes in Salisbury.

9 Commissioner, F. Schmidt worked with T. McGowan, the Twin Lakes Association and the Lake
10 Wonoscopomuc Association to prepare the proposed change in language. Representatives from both
11 Lake Associations spoke in support of the proposed change. It was reported that there was not one
12 dissenting voice at two meetings on this topic.

13 Comments included the following:

14 Bill Littauer – The Lake Wonoscopomuc Association supports the approach taken in Tom McGowan’s
15 draft of the language change. It would be a benefit to everyone if lake front property was regulated in
16 this way.

17 Jack Silloman – The Twin Lakes Association thanks Commissioner, Fred Schmidt for his help in moving
18 this process forward. Everyone on all four lakes has been notified about this proposed change. This is
19 not a prohibition, but if you plan to cut trees or disturb vegetation you have to get clearance from the
20 P&Z. Four properties have already been clear cut right down to the water. Please pass this amendment
21 tonight.

22 Wendy Hamilton – Those of us with heavily wooded lots need some consideration. We feel we are being
23 punished for being good stewards of the land and maintaining our trees.

24 Barry Schuman – I applaud the idea of trying to protect trees, but could we pass this regulation, and
25 then draft a second ordinance to deal with trees?

26 There was extensive discussion. Issues of enforcement and measurement were of major concern,
27 whether to measure the disturbance of cut trees from the drip line, or with some other measure, such
28 as 12 inches DBH (Diameter Breast High) was debated. It was decided to put the new language changes
29 on the Town website for public review prior to the Commission taking action.

30 **It was moved by D. Dwyer, seconded by M. Klemens and unanimously approved to continue the**
31 **Public Hearing on November 16th at 6:00 in the Town Hall.**

32 Commissioner, Allen Cockerline presented a draft of By-Laws for the P&Z. There was some discussion.
33 It was decided that the limit for expenditures by the Chairperson would be \$500; terms of office would

1 be for one year, and time tables and the recording of meetings will abide by state statute. It was then
2 decided to send the By-Laws to Attorney, C. Andres for his review.

3 The policy of charging back the cost of the Town Planner to individual applicants was discussed. It was
4 decided that each applicant would be granted one hour of T. McGowan's time without charge. Over that
5 limit the cost would be "charged back" to the applicant.

6 Commissioner, M. Whalen spoke out strongly against the idea of charge-backs. He requested that the
7 Don Poland be asked to clarify his thinking on the idea of charge-backs.

8 It was decided that a contract between the P&Z and the Town Planner needs to be drafted.

9 Commissioner F. Schmidt proposed conducting a lake survey using GIS to get a clear picture of the
10 development around the lakes at this point in time. The cost of the survey was given as \$2,950. The Lake
11 Wononscopomuc Association has pledged \$1,000. If the Twin Lakes Association would also pledge
12 \$1,000 then there would be \$950 for the P&Z to cover. Photographs of the shoreline of all four lakes
13 have also been completed by volunteers. F. Schmidt requested that the P&Z reimburse volunteers for
14 their film, and cover the costs of obtaining hard copy pictures for the Town. He will prepare a written
15 proposal for the P&Z to review.

16 The POCD Proposal from the NWCT Planning Collaborative was briefly discussed. M. Klemens will meet
17 with Chris Wood in person to obtain a granular proposal.

18 Discussion of the GIS provider was tabled.

19 Correspondence from Garrett Richardson concerning the length and timing of the P&Z meetings was
20 discussed. There were dissenting opinions on the best course of action to remedy the situation.
21 Changing the meeting times to 7:00, with an end time of 10:00, was suggested. This issue will be
22 revisited prior to setting the meeting schedule for 2011.

23 **It was moved by M. Whalen, seconded by D. Dwyer and unanimously approved to adjourn at 8:45.**

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25 Submitted by Garrett Richardson, 10/21/2010

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