

1 **P&Z DRAFT 1-17-2012**

2 **Planning and Zoning Meeting Minutes – January 17 2012**

3 Commissioners Present: Chairman, Michael Klemens; Cristin Rich, and Fred Schmidt. Alternates
4 present: Allen Cockerline, Judy Swanson and Cathy Shyer. Absent: Jon Higgins and Marty Whalen.

5 Also present: ZEO, Nancy Brusie; Recording Secretary/ POCD Coordinator, Garrett Richardson; P&Z
6 Planning Consultant, Tom McGowan; Curtis Rand; First Selectman; Kay Key; Salisbury Scenic Roads
7 Committee.

8 Allen Cockerline and Judy Swanson were selected Voting Alternates for the evening.

9 The Agenda was amended to include correspondence from Jocelyn Ayer concerning the POCD. **The
10 Agenda was then moved by C. Rich, seconded by A. Cockerline and unanimously approved.**

11 The Minutes of the January 3rd meeting were reviewed and amended. **The Minutes were then moved
12 by F. Schmidt, seconded by A. Cockerline and approved. C. Rich abstained as she was not present at
13 the meeting.**

14 N. Brusie presented the ZEO's report. December was a slow month for permits, but activity has already
15 increased for January. There were no permits applied for and denied. An appeal is going to ZBA
16 concerning a structure built without P&Z approval.

17 The Chairman asked for Public Comments but there were none at this time.

18 Correspondence from Salisbury Housing Coordinator, Jocelyn Ayer, was discussed. J. Ayer offered to
19 assist with the POCD, providing insights from work completed for the Salisbury Affordable Housing
20 Commission, such as the Village Center Vitality study. After some discussion the P&Z Commission
21 determined that they would welcome J. Ayer's assistance, but only as a volunteer citizen of Salisbury,
22 not as a paid representative of the Salisbury Affordable Housing Commission or the North West Regional
23 Planning Collaborative. It was decided that M. Klemens would complete the response to J. Ayer
24 accepting her assistance but making it clear that no payment will be provided.

25 M. Klemens reported on the site visit investigations completed by himself and ZEO N. Brusie in response
26 to Mary O'Brien's complaints concerning zoning violations in the Salisbury village center. Eight
27 commercial establishments were investigated and three or four letters concerning violations will be
28 issued. There was some confusion concerning the Ragamont Inn operating as a Bed and Breakfast
29 without P&Z approval. It was determined that since the Ragamont advertises itself as a B&B on its
30 website and in the paper, a citation will be sent to them as well. M. Klemens stated that the P&Z
31 regulations concerning parking and signage in the village center are out of date, and are being revised.
32 However, the current laws will be enforced until such revisions are completed. He noted that six hours
33 of the ZEO's time was spent on this investigation, as well as his own volunteer hours.

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1 First Selectman, Curtis Rand presented a status report on the Academy Street project. Planning for
2 improvements to the Salisbury Village Center, initiated as part of the 1999 POCD process, have been in
3 progress since 2000, under the auspices of the Salisbury Scenic Roads Committee, led by Kay Key. This
4 Committee also includes Judy Swanson, P&Z and Dan Dwyer, former P&Z , and others.

5 C. Rand described the funding stream that has supported these efforts as a combination of STEAP grant
6 funds, federal funds from the Obama stimulus incentives and a possible DOT grant, offering an 80%
7 federal, and 20% local cost sharing for DOT controlled roadways. C. Rand explained the somewhat
8 Byzantine funding arrangements which provide for certain improvements, such as sidewalks and
9 curbing, while other areas must wait. For example, the Department of Transportation is currently
10 considering the plans for improving the Route 41/Route 44 intersection in Lakeville, provided through an
11 arduous process conducted by the Salisbury Scenic Roads Committee. Just for timeline reference, this
12 project is now entering its seventh year.

13 There is currently around \$300K available from STEAP grant funding to work on the Academy Street
14 project. Kay Key presented the current Academy Street improvement plan. In the course of the
15 discussion it was noted that two traffic studies have been completed on the traffic flow through
16 Salisbury, at different times of the year. The conclusion from these studies is that a one-way traffic loop
17 would be inadvisable as it would put too much stress on the intersection of Library St. and Rt. 41. There
18 is no plan to make Academy Street one-way. The goal for the improvements is to make the entrance to
19 the village, via Academy Street more inviting and to provide for more parking in the village center.

20 There was an extensive discussion. Issues discussed included: angle parking along Academy Street,
21 techniques to calm traffic, such as curbing bumps, and color and surface changes; environmentally
22 sensitive exterior lighting; crosswalks and sidewalks to encourage pedestrian activity; improvements to
23 the bike trail, and researching the possibility of burying the power lines. K. Key noted that an
24 engineering study of the street has been commissioned and is currently underway. The next major
25 update of information will be when this study is concluded.

26 M. Klemens noted that this plan is in line with P&Z discussions concerning the village center and
27 doesn't preclude future initiatives in this area. He stressed that the P&Z Commission wants to be
28 included in the ongoing dialogue concerning Academy Street. It was decided that J. Swanson would
29 keep the P&Z Commission apprised through monthly, or quarterly, reports.

30 The remainder of the meeting was a continuation of the Review of the Zoning Regulations, led by C.
31 Rich. The format for Tables throughout the document were reviewed and approved. The majority of
32 Article VII was reviewed and revised. The next Review of the Zoning Regulations will be at the P&Z
33 meeting on February 7th. The rest of Article VII, Article VIII and Article IX are scheduled for review at that
34 time.

35 There being no further energy for business, the meeting was adjourned at 9:05.

36 Submitted by Garrett Richardson, 1/18/2012.