

**TOWN OF SOMERS  
PLANNING COMMISSION  
P.O. BOX 308  
SOMERS, CT 06071**

**PLANNING MINUTES  
REGULAR MEETING  
January 13, 2011  
TOWN HALL – 7:00 pm**

**I. CALL TO ORDER:**

Chairman, Brad Pellissier called the regular meeting of the Planning Commission to order at 7:00 pm. Members Greg Genlot, William Salka and Scott Sutter, were present and constituted a quorum. Also present, Jeff Bord, Director of Public Works/Town Engineer.

**II. PUBLIC HEARING:**

- a. **Jason Avery: Resubdivision Application #412 (Brookside Commons) at 225 Field Rd., Somers, CT.**
- b. **Robert Smyth: Resubdivision Application #413 (Cedar Edge Commons) at 251 Field Rd., Somers, CT.**

Chairman Pellissier opened the Public Hearing at 7:01 noting that neither the Applicants, nor their representative were present.

*A motion was made by Mr. Genlot to close the Public Hearing of January 13, 2010 at 7:01 pm, and extend it to January 27, 2011. The motion was seconded by Mr. Salka, followed by a unanimous vote as approved.*

**III. NEW BUSINESS:**

- a. **Peter A. & Teresa J. Sonski/Mark A. & Barbara S. Damon: Lot reconfiguration for Goodwin Drive, Somers, CT. (1<sup>st</sup> parcel, Map 4, Lot 82-1, 2<sup>nd</sup> parcel Map 4, Lot 82-2, 3<sup>rd</sup> parcel Map 4, Lot 82-3)**

Mr. Bord explained this request was for 3 lots to be reconfigured into 2 lots. On a site Map, Mr. Bord showed members where the middle lot would be divided; adding to each of the other lots. He added that this is not for a sib-division, simply increasing the size of the remaining 2 lots. Mr. Board said that Steve Jacobs, Town Sanitarian has seen and signed off on this Application.

*A motion was made by Mr. Genlot to approve the Lot reconfiguration, though not as a sub-division, as no new lots are being created, for Peter A. & Teresa J. Sonski/Mark A. & Barbara S. Damon, Goodwin Drive, Somers, CT; seconded by Mr. Sutter, followed by a unanimous vote as approved.*

- b. **Joanne F. Ladd: Lot reconfiguration for 204 Mountain View Road, Somers, CT. (1<sup>st</sup> parcel, Map 3, Lot 21-2, 2<sup>nd</sup> parcel Map 3, Lot 21-3,)**

Mr. Bord laid out the site Map and explained this request as changing the property line. Currently the septic system and the pool fence are over the property line. He added that no new lots are being created and that Steve Jacobs, Town Sanitarian has signed off on the reconfiguration.

*A motion was made by Mr. Sutter to approve the Lot reconfiguration for Joanne Ladd, 204 Mountain View Road, Somers, CT; seconded by Mr. Genlot, followed by a unanimous vote as approved.*

**c. Frank Vono, Jr.: Lot reconfiguration for Main Street, Somers, CT. (1<sup>st</sup> parcel, Map 21, Block 19, 2<sup>nd</sup> parcel Map 21, Block 21)**

Mr. Bord reminded members they had seen this application last month, and that the reconfiguration is for additional parking for Mr. Vono's restaurant. He added that the Mr. Vono had made revisions from his original application in response to suggestions from the Zoning Commission. He explained that the revised application now has a paved apron on Maple Street (20 feet wide). They have also moved the 2 parallel parking spots along Maple 10 feet back and added a grass strip. Mr. Bord finished by stating that Steve Jacobs has approved this application.

*A motion was made by Mr. Sutter to approve the Lot reconfiguration for Frank Vono, Jr., Main Street, Somers, CT; seconded by Mr. Salka, followed by a unanimous vote as approved.*

**IV. OLD BUSINESS:**

**a. Jason Avery: Referral from Zoning for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 225 Field Rd., Somers, CT, Map 2-Block 50.**

**b. Robert Smyth: Referral from Zoning for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 251 Field Rd., Somers, CT, Map 2-Block 44-Lot 3.**

Mr. Pellissier stated that the Commission needed to conclude the Public Hearing, which was extended this evening until January 27, 2011. He suggested tabling these items.

**V. DISCUSSION:**

**a. Discussion on Plan of Conservation and Development (POCD)**

Mr. Pellissier informed members that he had spoken with the First Selectman, Lisa Pellegrini about putting an Open Space/Trails Commission back into use for the Town. He stated the Board of Selectmen are interested and proposed a joint meeting in February with the Planning Commission to create a sub-committee. He asked members for possible meeting dates or conflicts they might have. Mr. Genlot suggested February 24, 2011 because of a possible need to extend the Public Hearing into the first February meeting date of 2/10/11. Mr. Pellissier agreed and stated he would propose the February 24<sup>th</sup> date, at 6:00 pm, to Ms. Pellegrini.

**VI. STAFF/COMMISSIONER REPORTS:**

**a. 2011 Capital Regional Council of Governments.** Mr. Bord gave a copy of the 2011 meeting dates to Mr. Pellissier, who represented the Town in 2010. Mr. Pellissier explained to members that the Council was a regional Planning Authority representing 27 CT towns. He added that they review regulations, sub-divisions which cross town boundaries, and while the Council has

no authority over Somers' Planning Commission, it is a good conduit for information. Mr. Pellissier stated that if the Board of Selectmen wanted to re-appoint him to the Council, he would continue in that role. Mr. Bord agreed to follow up with Ms. Pellegrini.

b. **Traffic Study for Avery/Smyth applications.** Mr. Bord distributed copies of the Traffic Study to members. Some question surfaced as to whether members should be receiving this information. Mr. Pellissier asked if it had been received and appropriately stamped as part of the applications. Mr. Bord said it had. Mr. Salka said they could not discuss it prior to the Public Hearing, but they could read through the information.

c. **Summary on Storm Drainage.**

Mr. Sutter asked Mr. Bord if he had been appointed to the Town CIP Committee. Mr. Pellissier said he had recommended Mr. Sutter as a member, but was not aware of what the Board of Selectmen had decided. Mr. Bord agreed to follow up with Ms. Pellegrini.

## **VII. CORRESPONDENCE AND BILLS:**

Mr. Bord submitted the following invoices for payment:

Journal Inquirer	\$ 62.50
Journal Inquirer	\$188.80

*A motion was made by Mr. Genlot to pay the invoices; seconded by Mr. Salka, and unanimously voted as approved.*

## **VIII. MINTUES APPROVAL: (12/2/10):**

Mr. Pellissier asked members for comments or changes to the 12/2/2010 Minutes. He stated that on page 1, I Call to Order, Scott Sutter should be listed as a member, not as an alternate member. Mr. Pellissier also stated that a number of statements had been incorrectly attributed to Mr. Walton, when they should have been attributed to Town Attorney, Carl Landolina, and should read as follows:

- Page 1, II Public Hearing, paragraph 6; sentences 1 and 3. "Mr. Landolina pointed out that the project is essentially creating 4 parcels, a front and rear on each, and the Applicants cannot create front parcels which are non-conforming." and "Mr. Landolina stated that the maximum impervious coverage can't exceed 60%."
- Page 2, II Public Hearing, paragraph 1; sentence 2. "Mr. Landolina added his concern of the front parcel coming into other ownership."
- Page 2, II Public Hearing, paragraph 2; sentence 2. "Mr. Landolina responded that would be a Zoning Commission determination."
- Page 2, II Public Hearing, paragraph 9; sentence 1. "Mr. Landolina added the questions of the private road – who will maintain, surface, and suggested a letter from the Fire department signing off on emergency access."

*A motion was made by Mr. Salka to approve the 12/2/10 Minutes as amended; seconded by Mr. Sutter, and then unanimously voted by members as approved.*

**IX. ADJOURNMENT:**

*A motion was made by Mr. Sutter to adjourn; seconded by Mr. Salka, and unanimously voted to adjourn the January 13, 2011 Regular Meeting of the Planning Commission at 7:32 pm.*

Respectfully submitted,

William Salka, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.