

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

**PLANNING MINUTES
REGULAR MEETING
March 10, 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 William Salka, Cliff Bordeaux and Scott Sutter, were present and constituted a quorum. Also present, Jeff Bord, Director of Public Works/Town Engineer, a few interested citizens.

II. 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**

Attorney George Schober addressed the Commission as representative for the Applicants. He stated he and the Town Attorney, Carl Landolina, have agreed upon the language for the re-merge of the sites if Affordable Housing was not built. Mr. Bord distributed copies of an email from Attorney Landolina with that language, to be added to the Plan. Mr. Pellissier said this was important, if the project doesn't work.

Mr. Pellissier mentioned the PERK test and Sanitarian approval as pending items. Mr. Schober stated the PERK test had been completed last week. He added that he and Attorney Landolina have agreed upon the easement language, still to be drafted, with final approval from Attorney Landolina. Mr. Schober noted the Open Space Note now on the Plan, as requested. Mr. Pellissier said the Open Space Note is a Zoning, and asked Mr. Bord if there were any other issues. Mr. Bord responded no, just the pending approval of the Town Sanitarian.

A motion was made by Mr. Bordeaux to approve the applications of:

- *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.*
- and*
- *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.*

The motion was seconded by Mr. Sutter.

Mr. Schober asked the motion to include the re-subdivision applications as well.

A motion was made by Mr. Sutter to amend the earlier motion to also approve the re-subdivision applications of:

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

The motion was seconded by Mr. Bordeaux.

Mr. Pellissier questioned the need for pins and monuments, and any additional stipulations on the project.

A motion was made by Mr. Sutter to amend the earlier motions to include the following stipulations:

- 1). Re-merge language to be included in the Plan;*
- 2). Pending approval by the Town Sanitarian ;*
- 3). Pins and monuments set and bond posted in accordance with Town Ordinances;*
- 4). Pending approval by the Town Attorney on easement language; and;*
- 5). Timely filing of final subdivision plans and maps as set forth in C.G.S. Section 8-25.*

The motion was seconded by Mr. Salka, followed by a unanimous vote as approved.

A motion was made by Mr. Bordeaux to accept and refer the Jason Avery Resubdivision Application #412 (Brookside Commons) at 225 Field Rd., Somers, CT to the Zoning Commission with a positive recommendation. The motion was seconded by Mr. Sutter, followed by a unanimous vote as approved.

A motion was made by Mr. Bordeaux to accept and refer the Robert Smyth Resubdivision Application #413 (Cedar Edge Commons) at 251 Field Rd., Somers, CT to the Zoning Commission with a positive recommendation. The motion was seconded by Mr. Sutter, followed by a unanimous vote as approved.

III. NEW BUSINESS:

a. Review & Adopt By-Laws

Mr. Bord distributed copies of the 2005 Somers Planning Commission By-Laws, as more current than the version delivered to them at the last meeting. He said he would make any necessary changes, and include input from the Town Clerk. He asked members to review the By-Laws and contact him with any changes.

IV. DISCUSSION:

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

Mr. Pellissier told members that that he is attempting to schedule the joint meeting with the Board of Selectmen on March 17, 2011, at 6:00 pm, and wanted to confirm members' ability to attend. Mr. Sutter stated he would be unavailable on that date. Both Mr. Salk and Mr. Bordeaux stated their ability to meet with the BOS on 3/17/11. Mr. Pellissier said he would set up the meeting and send an email to all to confirm.

V. STAFF/COMMISSIONER REPORTS:

Mr. Bord stated he had no Staff Report and asked members what items they would like to see from him. Mr. Pellissier suggested the following: road approvals, Planning Journal items of note, community planning activity, development projects, open space possible land acquisitions, and training seminars.

VI. AUDIENCE PARTICIPATION:

None.

VII. CORRESPONDENCE AND BILLS:

Mr. Bord submitted the following invoice for payment:

JobPro

\$46.87

A motion was made by Mr. Salka to pay the bill; seconded by Mr. Sutter, and then unanimously voted by members as approved.

VIII. MINTUES APPROVAL: (2/24/11):

Mr. Pellissier asked members for comments or changes to the 2/24/2011 Minutes. Mr. Sutter noted a correction on Page 3, IV, a, - the first sentence should read: "Viewing the site Map, Mr. Pellissier noted the additional parking will extend across the property line and asked about the need for an easement."

A motion was made by Mr. Salka to approve the 2/24/11 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. Bordeaux, and unanimously voted to adjourn the March 10, 2011 Regular Meeting of the Planning Commission at 7:31 pm.

Respectfully submitted,

William Salka, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.