

**TOWN OF SOMERS
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
THURSDAY, AUGUST 11 2011
TOWN HALL – 7:00 pm**

1. CALL TO ORDER:

Chairman, Bradley Pellissier called the regular meeting to order at 7:00 pm. Members: Greg Genlot and Scott Sutter; were present and constituted a quorum. Also present: Jeffrey Bord, Director of Public Works/Town Engineer.

2. AUDIENCE PARTICIPATION- none

3. NEW

- a. #251 & #255 Field Road, request for time extension for filing re-subdivision mylars
Mr. Bord explained to the Commission that a 90 day extension has been requested.

Mr. Genlot motioned to extend the filing time for mylars for re-subdivision #251 & #255 Field Road, final extension to December 5, 2011. Mr. Sutter seconded. All were in favor, motion carried.

b. #8 & #10 Daniel Drive Lot Reconfiguration

Dave Palmberg of William R. Palmberg Land Surveyors explained to the Commission that the plans were revised and reviewed by everyone. Presently while doing the plot plan for lot #3 he noticed that there is a frontage of 174.4' when 175' is required. His proposal is to reconfigure the site plan on Lot #4 which gives the frontage on site #3 another .67' and bring it to conformity.

Mr. Sutter motioned to accept the reconfiguration of #8 & #12 (Lots 3 & 4). Mr. Genlot seconded. All were in favor, motion carried.

c. High Ridge Estates, Aspen Ridge, request for release of subdivision maintenance bond.

Mr. Bord explained that it's been 18 months that the maintenance bond has been in place. There are no outstanding maintenance issues. He recommends that release the maintenance bond.

Mr. Sutter motioned to release the maintenance bond. Mr. Genlot seconded. All were in favor, motion carried.

d. Jalbert Heights, LaCabana Road, request for subdivision acceptance.

Mr. Bord informed the Commission that a memo is included in their packet. There is an asbuilt plan in place. All the subdivision improvements are complete and acceptable. The deed for the road right away, storm drainage easements, and certificate of title have been reviewed by the town attorney. A maintenance bond of \$102,227 will replace the performance bond and will be held for 18 months after approval of the Board of Selectmen.

Mr. Genlot motioned for subdivision acceptance for Jalbert Heights, LaCabana Road. Mr. Sutter seconded. All were in favor, motion carried.

4. STAFF REPORTS

a. Open Space/Trails

Chairman Pellissier informed the commission that Selectmen Pellegrini had found out that in the enabling statutes for the Conservation Commission it provides for a very similar mechanism for what we want to do with the tracking of open space and providing all the mapping and feedback to this commission. They are talking about approaching the conservation/wetlands commission about housing that function and making available to them the people and resource that they were using with their sub-committee. This would be in compliance with current regulations. Selectman Pellegrini will talk to the Chairman of the Conservation Commission.

b. Plan of Conservation and Development

Mr. Bord informed the commission that there is census information included in their packet. Chairman Pellissier talked about moving forward with the POCD and working with an intern from Eastern in the Political Science program and would work with Mr. Bord as their contact. They will talk with Mr. Salka next month.

c. Agreement from North Central Conservation District

Mr. Bord supplied the Commission with the contract that needs to be signed.

Mr. Sutter motioned to sign the contract with the North Central Conservation District. Mr. Genlot seconded. All were in favor, motion carried.

5. APPROVAL MINUTES

Mr. Sutter motioned to approve the minute of June 9, 2011. Mr. Genlot seconded. All were in favor, motion carried.

Mr. Sutter motioned to approve the minute of July 14, 2011. Mr. Genlot seconded. All were in favor, motion carried.

6. ADJOURNMENT

Mr. Sutter motioned to adjourn at 7:22 pm. Mr. Genlot seconded. All were in favor, motion carried.

Respectfully submitted,

Debra Hlobik, Recording Secretary

MINUTES ARE NOT OFFICAL UNTIL APPROVAL AT A SUBSEQUENT MEETING