

TOWN OF SOMERS
PLANNING COMMISSION

REGULAR MEETING MINUTES
THURSDAY, JUNE 12, 2012
7:00 PM TOWN HALL

I. CALL TO ORDER:

Chairman Bradley Pellissier called the regular meeting to order at 7:00 pm. Members present were Vice-Chair Clifford Bordeaux, Greg Genlot, William Salka, and Scott Sutter. Also present Jeff Bord, Town Engineer/Director of Public Works.

II. AUDIENCE PARTICIPATION: NONE

III. OLD BUSINESS: NONE

IV. NEW BUSINESS: ZONING REFERRAL APPLICATIONS

a. Application of Somer Solar Center LLC, 117 4th Street, SE Suite B, Charlottesville, VA 22902: Special Use Permit for construction of a ground-mounted solar voltaic facility with a capacity of 5.0 Mvac at South Road, Somers, CT vol. 77, pg. 80.

The applicant was unable to make it to the meeting. Jeff Bord said the Zoning Commission has scheduled a public hearing for their first meeting in July. He read the minutes to the board from the last Zoning meeting regarding the Solar Center. Jeff sent the plans out to all board members in the mail.

Mr. Bord noted a possible change in the lot line configuration. Instead of two separate lots the proposed plan is for one larger "L" shaped lot on the property. Mr. Pellisser felt the board could act on a lot line configuration but wanted more info before giving a positive recommendation on the solar fields.

Mr. Pellissier brought up a few questions regarding how solar energy will fit into the plan of conservation and development and use of available land. He stated he would like more info about how it fits from an engineering and legal standpoint. Mr. Bord said he would find out more about it and report back to the board.

Board members briefly discussed how the solar fields would affect tax revenues, agriculture, and vegetation. Members agreed it would be important to have the HelioSage representative at the next meeting to help answer some of the board's questions before moving forward.

A motion was made by Scott Sutter to table action on item A until next meeting. Clifford Bordeaux seconded it, all in favor, motion carried.

b. Application of Driving Range 349 Main Street LLC:

1. Modification to the existing Special Use Permit to include a 16'X30' cooking

shed to service the seasonal accessory tents.

2. **Modification of existing Special Use Permit to include a pavilion, 20'X20' as a location for the sale of alcoholic beverages pursuant to section 214-87, D2.**

Mr. Cune, Engineer with JR Russo and Associates was present along with his clients, Jonathan Murray and Jerry Antanocci. Mr. Cune discussed plans for Sonny's place. Mr. Cune and his clients were at the meeting seeking approval for the two accessory building mentioned above.

The cooking shed is proposed to be located between the two tents to serve as kitchen facility to service events. This will allow Sonny's Place to avoid trucking food back and forth between main kitchen and tents. The pavilion will be a bar, located in the terrace area, which is in front of the tents. The idea is to be able to keep the alcohol sales confined to one area.

Mr. Pellissier addressed his concern in regards to the cooking shed being close to the tents. Fire safety was discussed. The Fire Marshall has looked at it and has approved Sonny's Place to use it as is with revised plans in place.

Steve Jacobs, Town Sanitarian has written a report and given his revised plans. Mr. Cune read over the report during the meeting. Concerns regarding being in the flood zone, compensatory storage, sewage system design, and food service plans were addressed. It was noted that the plan to avoid crossing the flood plain line is to make the tent smaller and within the pad. The separation will be maintained between the tent and the building that the Fire Marshall suggested.

A motion was made by Clifford Bordeaux to approve the modification of the 16'X30" cooking shed and 20'X20 pavilion with the Town Sanitarian and Fire Marshall's comments addressed/discussed in the meeting. Seconded by Mr. Salka, all in favor, motion carried unanimously.

A motion was made by Mr. Salka to add 33 Springfield Road Lot Configuration to agenda. Seconded by Mr. Bordeaux. All in favor, motion carried. (See under "C" New Business)

c. Lot Line Reconfiguration of 33 and 41 Springfield Road

A motion was made by Mr. Genlot to approve the 52 sq ft triangle reconfiguration of 33 and 41 Springfield Road. This does not constitute any new lots. Seconded by Mr. Bordeaux, all in favor, motion carried. Board members signed the application and plans.

V. STAFF REPORTS/DISCUSSION:

CAMP AYAPO

Lisa Pellegrini briefed the Planning Commission regarding the acquisition of Camp Ayapo. There has been a stand still with the Land Trust and as of right now no agreement has been made. No agreement was able to be reached between Camp Ayapo, the Land Trust and the Town of Somers. The YMCA's main goal is to preserve the land. The Town will continue to keep this as a goal and keep negotiations open. The Town Attorney is working on the case.

a. Plan of Conservation and Development

It was noted by Mr. Salka that 40 more surveys had come in. He thought it was a good idea to continue receiving the surveys until next week to get as much input as possible. The POCD committee has been formed. All committee members will be informed to attend the next meeting.

Scott Sutter gave his resignation to the Planning Commission due to family matters. Everyone wished him well and thanked him for his service.

VI. MINUTES APPROVAL-MAY 24, 2012

A motion was made by Mr. Salka to approve the minutes as written, seconded by Mr. Bordeaux. Scott Sutter abstained since he was not at the last meeting. All other members were in favor.

VII. ADJOURNMENT

A motion was made by Mr. Bordeaux to adjourn the regular Planning Commission meeting at 8:03 pm. Seconded by Mr. Sutter, all in favor, motion carried.