

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

**PLANNING MINUTES
REGULAR MEETING
Thursday, May 25, 2006
7:00 p.m. Town Hall**

I. CALL TO ORDER

Chairman Karl Walton called the regular meeting to order at 7:05 p.m. Members Cliff Bordeaux, Brad Pellessier, Karl Walton and Alternates Greg Genlot (seated for Mike Collins) and Georgeanne Kuzman (seated for Michelle Hayward) were present and constituted a quorum. Also present were Town Planner Patrice Carson and Town Engineer Merv Strauss.

II. OLD BUSINESS

A motion was made by Georgeanne Kuzman, seconded by Brad Pellissier and unanimously voted to address the Old Business items out of order. Mr. Bordeaux recused himself at this time.

b. Zoning Referral: Special Use Permit Application for Gravel Bank, South Road, Bordeaux Farm

Cliff Bordeaux explained that the gravel bank work is in its final stages. Phases 1 through 6 are complete and Phase 7 is half-way restored. Phases 9 and 10 are being restored and the stockpiled materials are being distributed. The newly designated Phase 11 is moving quickly and the cuts between 9 and 10 were deep.

He intended to add trees in the back but it is too late in the season for that this year. He expects that a small area will be used for hay as well.

Mr. Strauss has checked the site and has submitted comments to the Planning Staff. He explained to the Commissioners that the site is progressing nicely and looks good, and the \$24,037 bond is sufficient.

Discussion followed regarding the lack of a current plan at this time and it was the consensus of the Commission to recommend that a revised plan should not be needed since the site is changing quickly, and when the site is complete, which should be within a year, an As-Built of the site will be required.

A motion was made by Brad Pellissier, seconded by Greg Genlot and unanimously voted to recommend to the Zoning Commission approval of Bordeaux Farms' Special Use Permit application for a gravel bank on South Road in accordance with the Town Engineer's comments and with the notation that the Planning Commission did not feel that a more current plan was required at this time.

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c. Zoning Referral: Special Use Permit Application for Gravel Bank, Egypt Road, Charter

Mr. Strauss explained that it is a very active pit and what has been proposed for the site is nearing completion and does not have any contingencies on it. There is a \$21,600.00 bond on the site. It was noted that the site grading connects with the Pleasant View Farms Realty gravel bank.

A motion was made by Greg Genlot, seconded by Georgeanne Kuzman and unanimously voted to recommend to the Zoning Commission approval of Charter's Special Use Permit application for a gravel bank on Egypt Road in accordance with the Town Engineer's comments.

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d. Zoning Referral: Special Use Permit Application for Gravel Bank, South Road, Pleasant View Farms Realty

Mr. Strauss commented that the site is very active, the cuts are good, and work is moving along nicely. The line of site is good and it was noted that there is no longer an issue with dirt being left along the road. The bond amount of \$39,000 is sufficient.

A motion was made by Brad Pellissier, seconded by Greg Genlot and unanimously voted to recommend to the Zoning Commission approval of Pleasant View Farms Realty's Special Use Permit application for a gravel bank on South Road in accordance with the Town Engineer's comments.

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e. Zoning Referral: Special Use Permit Application for Gravel Bank, Stafford/Root/Wood Roads, Wood Gravel Operation, LLC

The Commissioners reviewed the plans and Mr. Strauss explained that Mr. Wood has been making changes in the easterly and southerly ends of the site. He has removed a large number of trees along the street from both areas and has been asked to provide a new plan and a thorough explanation of these discrepancies from the original site plan.

A question arose as to whether or not the original bond estimate still fit and Mr. Strauss responded that until he has a new plan, he cannot be certain. The Commission will wait for updated information before they make a recommendation to the Zoning Commission.

Mr. Bordeaux returned to the meeting at this time.

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a. Subdivision Application #393, 23 Lots, (Gillette's Crossing), 180 Battle Street & 7 Eleanor Lane, KRL Builders

Ric Leno of KRL Builders offered to answer any questions he could and presented plans for the Subdivision, noting that Sandy Aeschliman and his engineer have not yet had a chance to go through all of the staff comments.

At this time, there were no questions from the Commissioners. It was determined that a more thorough

discussion could be held on the application at the next meeting.

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f. Other –No other Old Business was presented.

III. NEW BUSINESS

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A motion was made by Brad Pellissier, seconded by Georgeanne Kuzman and unanimously voted to address the New Business Items out of order.

b. Zoning Referral: Site Plan Application for Shopping Center, 85 South Road, Somers Crossing LLC

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Applicant Chet Ladd introduced Chuck Bomley from Plan B Retail Design, who is handling the project design for him.

Mr. Bomley gave an overview of the plans to the Commissioners. The project is to be completed in two Phases on the 26,000 square foot site. He explained the intention is to have the overall site blend effectively in with the surrounding community. Site lighting plans and a planting schedule have both been submitted for review by staff.

The entrance will be lined with stone berms and will include a roundabout. All traffic will be coming and going in the same direction. The front of the building will allow space for normal traffic, but all loading and unloading will be done at the rear of the building.

Mrs. Carson distributed copies of comments received by staff from the Fire Department, David Askew and Merv Strauss to those who had not yet received them.

When asked about the lighting, Mr. Bomley stated that they are planning to have lighting fixtures with a zero-foot candle at the pavement edge, so that no lighting will spill over into the street. The Commissioners also were shown a photo of the proposed light fixture. Mr. Strauss expressed concern that there were some dark holes in the lighting plans.

The building surfaces will be composed of hardy plank, masonry and clapboards. No vinyl siding is to be used.

Drainage of water from the canopy will be handled internally so there should not be any water falling down to create a slippery surface on the sidewalks.

With regard to the planting plans, Mr. Strauss expressed concern about the type of pear trees which may be used. He mentioned that some species grow 30 to 50 feet tall and would impact visibility for motorists. It was also noted that some species of fruit trees are not just ornamental in nature and may interfere with the fruit trees at Bordeaux farms.

Georgeanne Kuzman asked if there would be screening used to visually protect any abutters from the view

of the rear dumpsters and loading areas. Mr. Bomley explained that there is at least a 10-foot steep rise immediately behind the building which will act as a natural screen in addition to there being nothing back there.

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a. Zoning Referral: Special Use Permit Application for Gravel Bank, 164 Hampden Road, Grower Direct Farms

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This item was deferred until the Town Engineer's comments were available.

c. Other - No other New Business was presented.

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IV. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT

The May 22, 2006 POCD meeting took place as scheduled and a summary of the meeting was given for Commissioners who did not attend. The meeting included a discussion of cistern regulations led by the Fire Marshall. Also new standards for the driveway ordinance were considered.

Mr. Walton noted that there is still a need for the Fire Department to develop a fire protection plan which can be incorporated into Planning Commission decisions.

V. STAFF/COMMISSIONER REPORTS

Mrs. Carson expects that the Whitaker Subdivision will be coming before the Commission at the next meeting.

Mrs. Carson presented a draft comments on the 2006/2007 Budget Verification for review. It was the consensus of the Commission to send the letter under the signature of the Planning Commission Chairman.

VI. AUDIENCE PARTICIPATION - There was none.

VII. CORRESPONDENCE AND BILLS

A memo was received from the Board of Selectmen regarding the need to use nameplates at all Commission meetings.

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VIII. MINUTES APPROVAL

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A motion was made by Cliff Bordeaux and seconded by Georgeanne Kuzman to approve the minutes of the May 11, 2006 meeting as written by a vote of 4 in favor, 0 opposed, 1 abstention (Pellissier).

IX. ADJOURNMENT

A motion was made by Cliff Bordeaux, seconded by Georgeanne Kuzman and unanimously voted to adjourn the May 25, 2006 Planning Commission meeting at 8:35 p.m.

Respectfully submitted,

Brad Pellissier, Secretary

Robin Timmons, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING