

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

**PLANNING MINUTES  
REGULAR MEETING  
Thursday, July 13, 2006  
Town Hall 7:00 p.m.**

**I. CALL TO ORDER**

Vice Chairman Cliff Bordeaux called the regular meeting to order at 7:01 p.m. Members Cliff Bordeaux, Mike Collins, Brad Pellessier, and Alternates Georgeanne Kuzman, Greg Genlot (seated for Karl Walton) and Joe Iadarola (seated for Michelle Hayward) were present and constituted a quorum. Town Planner Patrice Carson was also present.

**II. OLD BUSINESS**

Engineering Consultant Mervyn Strauss joined the meeting via telephone during Items a. and b.

**a. Subdivision Application #393, 24 Lots (Gillette's Crossing), 180 Battle Street & 7 Eleanor Lane, KRL Builders (08/03)**

Mr. Leno briefly reviewed the plans with the Commission. Sandy Aeschliman has handled most of the final housekeeping items, with the exception of road name changes and the notation regarding the open space delineation. Mr. Leno is trying to reach Mr. Dauphin and has not yet heard from the Rushes.

Mrs. Carson reported that Public Works and the Fire Department are in favor of the proposed road change. Mrs. Carson stated that the Commission had to begin the public hearing by the next Planning meeting to stay within the statutory time frame.

A motion was made by Mr. Genlot, seconded by Mr. Iadarola and unanimously voted to set a public hearing date for August 3, 2006 at 7:00 p.m. in the Town Hall.

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

Chet Ladd and Chuck Bomley from Plan B Retail Design presented revised plans for the Shopping Center. They are seeking approval of the first phase of development consisting of a Geissler's supermarket as well as satellite space adjacent to it. They have reviewed parking and engineering and site lighting with staff.

The design concept is like a village main street rather than a shopping center. The intention is to have

relief to the buildings. They will use a combination of masonry and stucco-style materials in a variety of shades and colors. No vinyl siding will be used. Flat awnings will be used as well.

Landscaping has been reviewed with staff and a few changes in species of trees have been included. Mr. Strauss noted that the ratio of parking spaces to trees needs to include one more tree and Mr. Bomley explained that this would be no problem. There is a notation on the plans that a watering system will be included. All of the landscaping is to be on the north side of the access road.

Regular vehicle traffic will flow through a round-about. All trucks will be directed away from the regular traffic and to the rear of the buildings for receiving. There will be routing around the building so that trucks can pass one another.

Mr. Strauss reported that he has reviewed the traffic report for the first phase and it has been sent to DOT for review. The required stop bar and sign will need to be shown on the plans. He noted that the sidewalk is proposed to extend on the private property of Somers Crossing, which will require an 11-foot easement to the Town that needs to be included on the plans and a copy submitted prior to approval for the Town Attorney to review.

Regarding the lighting plan, Mr. Strauss checked it against the IES standard and still found there to be some dark spots, particularly where the lighting level goes across the front of Geisslers. He has a map which he has colored up showing the dark areas and will go over this with the applicant. He also recommended that lighting be included at the entrance. DOT may have specific requirements for or against such lighting, however.

It was the consensus that since there were still some questions regarding the lighting plan, Mr. Strauss will meet with Mr. Bomley and a representative from the lighting manufacturer to discuss lighting in more detail.

Mr. Strauss expressed concern that there is not enough room from the easterly wall at the rear of the building so that trucks can adequately turn. Discussion followed about this and Mr. Bomley explained that the pictorial shown on the map is not very clear. If necessary, a hammerhead could be added. Mr. Bomley will have the design forwarded to Bazutto's traffic department (they are the deliverer to Geisslers) for review and will report back to Mr. Strauss.

Mrs. Carson explained that she and Mr. Bomley talked with Fire Chief Meier today. The department needs to be sure there is an unobstructed 40-foot area for the fire trucks to turn in. At this point, Chief Meier is comfortable with what is included on the plan which includes a 10-foot grassy strip in the rear where only 30 feet is shown. The positioning of the fire hydrants has not yet been determined.

Copies of the handicap easement, the sidewalk easement, and all other cross easements will need to be forwarded to the Town Attorney for review prior to any Zoning Commission approval. Mr. Strauss noted that the flared ramp transition cannot exceed 1:10 on the handicap access.

A motion was made by Mr. Iadarola, seconded by Mr. Pellissier and unanimously voted to recommend to

the Zoning Commission approval of Somers Crossing LLC's application for a shopping center at 85 South Road with the following conditions:

1. There should be a 1"=500' scale key map on the plans.
2. One additional tree needs to be planted in the parking area to meet the landscaping requirements.
3. More detail needs to be provided for the sidewalk across the front of the property and a sidewalk needs to be shown coming into the property up the access road.
4. All easements (sidewalk, cross easements, etc.) need to be submitted for review by the Town Attorney prior to any final approval.
5. Adjustment needs to be made to the handicap access ramp plans so that the flared ramp transition will not exceed 1:10.
6. The lighting plan needs to meet with the Town Engineer's satisfaction so that the lighting levels are correct.
7. The applicant will send the truck and loading dock patterns to Bozuttos for confirmation that trucks can use them with a report back to the Town Engineer for review.
8. There is agreement that the Fire Chief will have to approve the location of the fire hydrants, size of fire suppression service, fire lanes on side and front of building, and mountable curbs and grassed area.

**c. Discussion/Possible Decision: Subdivision Application #394, 3 Lots (Whitaker Property, Wells Road & Mountain View Road, Town of Somers)**

- Mrs. Carson reviewed the plans briefly with the Commissioners and audience members. She explained that the Town is currently awaiting a response from the Conservation Commission.

- **d. Other** - No other Old Business was presented.

**III. NEW BUSINESS**

**a. Reconfiguration of Lots, 600 Hall Hill Road (Map 10, Block 10), Hallam**

- Attorney John Parks addressed the Commission on behalf of Robert and Barbara Hallam. He explained that the applicants bought the two lots in 1958 and were seeking to change the configuration of the land so that they can keep their home and 5 acres surrounding it, while designating the remaining parcel for potential subdivision.

Attorney Parks reviewed the history of the lots, explaining how this application is a reconfiguration rather than a subdivision.

A motion was made by Greg Genlot, seconded by Brad Pellissier and unanimously voted to approve the reconfiguration of property of Robert M. and Barbara Hallam at 600 & 590 Hall Hill Road (Map 10 Block 10 Lots 00 & 01), as shown on a map entitled, "Lot Line Revision Plan Prepared for Lester Fontaine, Somers, Connecticut", dated 3/30/06 revised 06-20-06, 1 sheet. This reconfiguration does not constitute a subdivision because no new lot is created.

- **b. Other** - No other New Business was presented.

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**IV. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT**

This item was deferred.

**V. STAFF/COMMISSIONER REPORTS** – No report was given.

**VI. AUDIENCE PARTICIPATION** - There was none.

**VII. CORRESPONDENCE AND BILLS** - None were received.

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**VIII. MINUTES APPROVAL**

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A motion was made by Mr. Pellissier, seconded by Mr. Genlot and unanimously voted to approve the minutes of June 22, 2006 as written.

**IX. ADJOURNMENT**

A motion was made by Mr. Pellissier, seconded by Mr. Genlot and unanimously voted to adjourn the July 13, 2006 Planning Commission meeting at 9:00 p.m.

Respectfully submitted,

Brad Pellissier, Secretary

Robin Timmons, Recording Secretary

***MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.***