

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

**PLANNING MINUTES
REGULAR MEETING
Thursday, September 14, 2006
7:00pm Town Hall**

I. PUBLIC HEARINGS:

a. Continuation Subdivision Application #393, 24 lots (Gillette's Crossing), 180 Battle Street & 7 Eleanor Lane, KRL Builders (09/14)

Chairman Karl Walton called the public hearing to order at 7:10pm and the legal notice was read.

Sandy Aeschliman explained that there were some unresolved issues, specifically with regard to the "double tier" of lots which does not currently meet the regulations, and cannot be waived. Also, whether or not a right of way should be left into the Lamb property for future development has not been addressed. The plans as presented do not appear to be able to comply with the regulations.

The Commission discussed the amount of extension time the applicant had left to grant to the Commission and there was enough time to go the next Commission meeting on September 28, which Mr. Leno requested to do.

A motion was made by Brad Pellissier, seconded by Michael Collins, and unanimously voted to accept the applicant's extension of time for Subdivision Application #393, until September 28, 2006, and to continue the public hearing for this application until September 28, 2006, at 7:00pm in the Town Hall.

II. CALL TO ORDER

Chairman Karl Walton called the regular meeting to order at 7:35pm. Members Mike Collins, Brad Pellissier, Karl Walton, and alternate Greg Genlot (seated for Cliff Bordeaux) were present and constituted a quorum. Town Planner Patrice Carson and Engineering Consultant Mervyn Strauss were also present.

III. OLD BUSINESS:

a. Discussion/Possible Decision: Subdivision Application #393, 24 lots (Gillette's Crossing), 180 Battle Street & 7 Eleanor Lane, KRL Builders

No action was taken on this item since the public hearing was continued.

b. Discussion/Possible Decision: Subdivision Application #395, 2 Lots (Eleanor Road

Subdivision), 23 Eleanor Road, Eleanor Road, LLC (09/28)

Becky Myers, an associate at Design Professionals presented for the above-mentioned subdivision. Some small revisions have been made to the plans. The parcel is 24.9 acres on the north side of Main Street to be subdivided into two residential single-family house lots accessed by Eleanor Road. A variance has been granted to allow the driveway on lot 2 to cross lot 1 to avoid any wetlands crossing. The houses will be serviced by public water and underground utilities, but will have private septic systems.

A letter addressing the changes was submitted and they were reviewed with the Commission. Mrs. Carson noted that the appraisal for the entire parcel came in at \$355,000.00, and each lot will pay \$17,750.00.

A motion was made by Brad Pellissier, seconded by Greg Genlot, and unanimously voted to approve Eleanor Road, LLC's 2-lot subdivision, application #395, in accordance with the plans known as "Eleanor Road, LLC Subdivision, 23 Eleanor Road, Somers, Connecticut", dated: 04-24-06, revised: through 09-12-06, 8 sheets, which is conditional on the following:

1. A note shall be placed on the plans:

"The filing of a \$35,500.00 fee in lieu of open space (\$17,750.00 per lot) is required to be paid to the Town of Somers upon the sale or transfer of each lot."

The Town of Somers shall also place a notice on the land records to insure payment.

2. The \$800.00 fee for the appraisal for open space shall be paid in full and proof of payment shall be submitted to the planning office.

3. Within 90 days of this approval all iron pins and monuments be set and certified in accordance with the plans or a \$10,000 bond received by the Town in accordance with Section 213-54.c. of the Subdivision Regulations.

4. The signatures of the Town Engineer and Town Sanitarian shall be on the plans signifying their approval of the plans in accordance with Section 213-19 of the Subdivision Regulations.

5. All appropriate seals and signatures of the design professionals for this plan shall be on the plans.

6. A Quit Claim Deed shall be provided to the Town of Somers for the strip of land between the road pavement and the street line established by the subdivision plans running along the entire frontage of the property on Eleanor Road.

7. A small segment of land on the southerly end of the frontage on lot #1 shall be conveyed to the Town of Somers.

8. The line of sight for Eleanor Drive at Main Street shall be noted on the plans in feet.

9. The location of the Connecticut Water Company well on the north side of Wells Road shall be noted on the plans.

10. The numbering on the 1"=200' scale Area Map for lots 25-6 and 25-7 on Main Street shall be changed to 26-6 and 26-7 to match the abutter listing.

The Planning Commission finds with these conditions the plan meets the requirements of the Somers Subdivision Regulations.

c. Other – There was no other Old Business.

IV. NEW BUSINESS:**a. Reconfiguration of Lots, 353 & 367 Hall Hill Road (Map 37, Blocks 13A & 13B), Roy & High Ridge Estates, LLC**

The Commission reviewed the reconfiguration plans which would give property to High Ridge Estates which will become part of the subdivision next on the agenda. Part of this property was given to the neighbor Barnes in an earlier reconfiguration.

A motion was made by Brad Pellissier, seconded by Michael Collins, and unanimously voted to approve the reconfiguration of property of Ida Roy & High Ridge Estates LLC at 353 & 367 Hall Hill Road (Map 37 Block 13A & 13B), as shown on map entitled, "Lot Reconfiguration Plan, Property Survey Prepared For High Ridge Estates, LLC, Hall Hill Road, Somers, Connecticut", dated: 04-26-02, revised through: 04-17-06, 1 sheet. This reconfiguration does not constitute a subdivision because no new lot is created.

b. Subdivision Application #396, 14 Lots (High Ridge Estates), Hall Hill Road, High Ridge Estates, LLC

Mike Leaska, representing High Ridge Estates, LLC, presented the application for acceptance. Mr. Leaska was amenable and offered to donate a fee in lieu of open space. The Commission will refer the application to the Open Space Committee for review and comment at their October 4 meeting. A Wetlands Permit has already been issued for the project.

Staff will review the plans and get comments back to the applicant, and a public hearing will be set at a future meeting. The applicant has been working with Town Staff. Mr. Leaska will wait for staff reviews on the new set of plans and will then be scheduled to return to a Planning Commission meeting.

It was reviewed with the applicant that when the public hearing is held on this application, he should be prepared to present a full and detailed presentation to the Commission and the audience.

A motion was made by Brad Pellissier, seconded by Greg Genlot, and unanimously voted to accept High Ridge Estates, LLC's subdivision application #396 for a 14 lot subdivision on Hall Hill Road.

c. Other – There was no other New Business.**V. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT**

Mrs. Carson noted that she and the First Selectmen should be meeting with CRCOG regarding the Agricultural Viability Grant and information should come in after that. The next meeting will probably be into November sometime.

VI. STAFF/COMMISSIONER REPORTS

Mrs. Carson and Mr. Strauss have been working on the agenda items, the majority on KRL Builders subdivision, and two future ARH applications.

There were some comments on how the Town Engineer is given work and how applicants get his comments. Mrs. Carson explained to the Commission that when she began work in Somers 19 years ago, she was instructed by the Board of Finance that any work going to the Town Engineer was to go through her office, so that it would be controlled and not just anyone would call Merv. Otherwise there would be no control of the billable hours and sometimes questions are asked that can be answered by the Planner and don't need to go to the Town Engineer. Over the last 19 years the standard operating procedure has been that all correspondence to and from the Town Engineer goes through the Planner's Office. The applicants do get the Town Engineer's comments because he sends copies to not only the applicant, but also their professionals.

Mrs. Carson also reminded the Commission that it is the applicant and his design professionals' responsibility to obtain a copy of the Town regulations and prepare their plans to meet those regulations with guidance from the staff and their comments. Merv noted that it is his practice to number all his comments and drop the specific comment and its number from subsequent reviews as the comments are satisfactorily addressed.

VII. AUDIENCE PARTICIPATION – There was none.

VIII. CORRESPONDENCE AND BILLS

It was the consensus that the Chairman signed the yearly contract with NCCD for the services of David Askew, Wetlands Officer.

Bills were received as follows:

JI – 08/03 hearing	\$125.92
JI – 08/03 meeting	\$78.70
Stewart Appraisal Services Valuation Impact Analysis	\$125.00

A motion was made by Greg Genlot, seconded by Brad Pellissier, and unanimously voted to pay the bills presented.

IX. MINUTES APPROVAL: August 3, 2006 & August 30, 2006

A motion was made by Greg Genlot, seconded by Michael Collins, and passed by a vote of 3 in favor, 0 opposed and 1 abstention (Pellissier) to approve the minutes of August 3, 2006 as presented.

A motion was made by Greg Genlot, seconded by Michael Collins, and passed by a vote of 3 in favor, 0 opposed and 1 abstention (Collins) to approve the minutes of August 30, 2006 as presented.

X. ADJOURNMENT

A motion was made by Michael Collins, seconded by Brad Pellissier and unanimously voted to adjourn the September 14, 2006 Planning Commission meeting at 8:20 p.m.

Respectfully submitted,

Bradley Pellissier
Commission Secretary

Jennifer Boudreau
Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.