

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

**PLANNING MINUTES
REGULAR MEETING
Thursday, March 23, 2006
7:00 p.m. Town Hall**

I. PUBLIC HEARING

a. Resubdivision Application #391: 2-Lots, 93 Field Road, Percoski

Richard Percoski presented his plans and explained that they are seeking to divide the 6.8 acre parcel into two building lots. One lot is planned with a frontage of 175 feet. The other lot, which currently contains a house, would have a frontage of 183 feet. At the rear of the site is a large tract of wetland. The soil has been tested and comments for both proposed lots are included on the map.

The applicant has comments from all staff. Mrs Carson clarified that the key map must be set at 1 inch equals 500 feet. Mr. Percoski asked about the planting of the trees as shown on the map, and was told that the note shown on the map is sufficient.

Since there is currently an iron pipe designating the street line, Mr. Percoski questioned why a monument is required by Mr. Strauss. Karl Walton explained that it is a standard requirement to delineate road lines with monuments on all new subdivisions and re-subdivisions.

Mrs. Carson noted the requirement for a drainage easement to the town and a street-line quitclaim deed. The Town Attorney has recommended these items be standard requirements.

Mr. Walton explained that at the Conservation meeting on March 1, 2006 the wetlands application was discussed and the only issue was if the water company was notified. Mr. Percoski stated the water company received two notifications.

Patrice Carson has received all the receipts from the letters to the abutters and there are also 5 or 6 housekeeping items which need to be taken care of.

Mr. Walton asked for comments from the audience regarding the application, but there were none.

A motion was made by Joe Iadarola, seconded by Cliff Bordeaux and unanimously voted to continue the public hearing to April 13, 2006 at 7:00 p.m. in the Town Hall so the appraisal can be completed.

II. CALL TO ORDER

Chairman Karl Walton called the regular meeting to order at 7:44 p.m. Members Cliff Bordeaux, Brad Pellissier, Karl Walton, and Alternates Greg Genlot, Joe Iadarola (seated for Michael Collins), and Georgeanne Kuzman (seated for Michelle Hayward) were present and constituted a quorum. Town Planner Patrice Carson was also present.

III. OLD BUSINESS

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a. Discussion/Possible Decision: Resubdivision Application #391: 2-Lots, 93 Field Road, Percoski

This item was deferred until after the public hearing is closed.

b. Subdivision Application #392: 1 Lot, 183 Mountain Road, Dewitt

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Mrs. Carson stated that the staff and the Fire Department have all reviewed the application. The Fire Department had comments about creating a turnout because the driveway is 1,100 feet long. Steve Jacobs was awaiting Conservation Commission's approval prior to signing off. The applicant received approval on March 14, 2006 from the Zoning Board of Appeals for the driveway. At this time, they are awaiting wetlands approval and the appraisal.

c. Other - No other Old Business was presented.

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IV. NEW BUSINESS

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a. Other - No New Business was presented.

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V. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT

A reminder was given that the next meeting is scheduled for March 27, 2006 at 7:00 p.m.

VI. STAFF/COMMISSIONER REPORTS

Patrice Carson reported that the spring will be very busy because several new subdivisions will be coming in. Also work has begun on the restricted housing development. The wetland crossing is complete.

VII. AUDIENCE PARTICIPATION - There was none.

VIII. CORRESPONDENCE AND BILLS

No correspondence was presented.

A bill for \$321.00 was received from EDA for membership dues. A motion was made by Joe Iadarola, seconded by Brad Pellissier and unanimously voted to pay the bill.

IX. MINUTES APPROVAL

A motion was made by Joe Iadarola, seconded by Cliff Bordeaux and unanimously voted to approve the minutes of the March 9, 2006 meeting as written.

X. ADJOURNMENT

A motion was made by Cliff Bordeaux, seconded by Joe Iadarola and unanimously voted to adjourn the March 23, 2006 Planning Commission meeting at 7:56 p.m.

Respectfully submitted,

Brad Pellissier, Secretary

Robin Timmons, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.