

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

**PLANNING MINUTES
REGULAR MEETING
THURSDAY, JUNE 14, 2007
TOWN HALL 7:00 P.M.**

I. CALL TO ORDER

Chairman Karl Walton called the regular meeting to order at 7:00 p.m. Members Cliff Bordeaux, Greg Genlot, Brad Pellissier and Karl Walton were present and constituted a quorum. Town Planner Patrice Carson and Town Engineer Mervyn Strauss were also present.

II. OLD BUSINESS

a. Resubdivision Application #402, 6 Lots, 455 Ninth District Road (North Farm Estates), Bernier – Reschedule Public Hearing

The notices required to go to the abutters were not mailed out on time, so the public hearing was not opened.

A motion was made by Brad Pellissier, seconded by Greg Genlot and unanimously voted to reschedule the public hearing to Thursday, June 28, 2007 at 7:00 p.m. in the Town Hall.

b. Zoning Referral: Special Use Permit Application for Somers Crossing Phase II, 87 South Road, Somers Crossing, LLC

Engineer John Martucci presented drainage calculations for staff to review. When drainage designs were made for Phase I, they had taken into account planning for Phase II and they had sized the main trunk line in the detention pond for the development of this flow. He sent to Merv today the actual numbers showing that the pipes are adequate.

Another concern was the storm water quality of the detention pond. The pond has 2 rip rap berms, with the first one taking out the sediment from smaller storms as required and the second berm in front of the outlet structure allowing for any water that gets into the detention pond to sit for about 24 hours. This provides time to settle out the rest of the fine sediments. The bacteria in the ground will digest any oils coming from the parking areas.

Chet Ladd explained that at the staff review the sidewalk configuration was changed to allow for better access by pedestrians and an area of the parking lot was removed. Signs will be put in to guide the traffic flow.

Mr. Strauss asked about the steepness of the area originally discussed for putting in stairs. Stairs will not be necessary due to the grade, but he suggested that they look into the possibility of handrail requirements.

Mr. Strauss has received a copy of the traffic report and based upon what he has seen this will be a major traffic generator. The State of Connecticut will have a large part of saying yes or no on the project. There is also some interest in doing something at the intersection of Routes 83 and 190 with re-striping on the westbound side, coming from Stafford.

Chuck Bomley presented architectural plans, noting that at this time they do not have any tenants proposed, so the buildings are conceptual only. They are continuing with the village concept. The lighting will be as in Phase I, with more lighting fixtures operating at a lower level.

A motion was made by Cliff Bordeaux, seconded by Brad Pellissier and unanimously voted to recommend to the Zoning Commission approval of Somers Crossing LLC's Site Plan application for Somers Crossing Phase II commercial area, pending Merv Strauss's successful review of the drainage calculations and the site plan. The plan meets the scope outlined for the commercial uses recommended in the Plan of Conservation and Development.

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

Jay Ussery, J.R. Russo and Associates, and Bruce Wood presented plans for the gravel bank. Merv Strauss has been to the site, examined the As-built and submitted his comments to the applicant.

Mr. Strauss is concerned about a steep area of working face which he would like to see reduced and sloped as much as possible to keep a safer situation. Bruce Wood has placed a berm on top of this area and has indicated that he will try to keep the area as small as possible and will try to knock the area down in a few places.

Mr. Strauss also asked that the hay bales and check dams need to be checked, adjusted and in some places replaced. He also suggested putting in a swale. Mr. Wood commented that he doesn't want to excavate the area and added that it is holding well. He will gladly refresh them. Mr. Strauss noted that this is generally the area which David Askew has the most expertise and he will contact Mr. Askew to look over the area and make any recommendations.

Mr. Strauss commented that he just received a report from Clarence Welte regarding the various steepness requirements of OSHA with respect to the various phases of the gravel operation. Mr. Wood noted that MASHA recently inspected him and he was told that there were no problems, but he is awaiting their written report.

Mr. Wood stated that he will begin Monday reducing the slopes and refreshing the hay bale check dams.

Mr. Strauss noted that the Town regulations are not specific enough with regard to sloping conditions at

the gravel operations and he suggested that these be reviewed by the Commission.

A motion was made by Greg Genlot, seconded by Brad Pellissier and unanimously voted to recommend to the Zoning Commission approval of Wood's Special Use Permit application for a Gravel Bank on Stafford/Root/Woods Roads in accordance with the Town Engineer's comments on terracing the slope, putting in fresh hay bales and repairing the stone check dams.

d. Other – There was no Other Old Business.

III. NEW BUSINESS

a. Special Use Permit Application for Shady Lake, ARH Project, 31 South Road, Shady Lake, LLC

Nat Sreenath presented plans for the applicant. The 38-unit age-restricted housing project is situated along a cul-de-sac and consists of single units to the southerly side of the road and duplex side-by-side units on the northerly side. The site is served by public water. The proposed layout is the only way that the project could be designed, and it actually works rather well because the traffic will have to move slowly. There is emergency access to the site via Somers Crossing.

There are two drainage basins and catch basins that flow into Shady Lake. The storm drains discharge in at least two different places on to Shady Lake. The Dam on the brook is in need of repair. They will be installing a water quality unit as well. There is enough pitch to the land to drain everything down toward the water. They have identified the 100-year flood zone and will be doing no construction within that area. The storm drains are designed for a 10-year storm and the detention basins are designed for a 100-year storm.

They have sent an application to FEMA. The septic systems been approved by the state.

There is a proposed sidewalk on the northerly side of the road and along the property frontage. The dam is in need of repair, but this is outside of the scope of this project and will be handled separately.

They have also performed a traffic study and there should be no major impact to the current traffic.

The applicant will meet the recreation requirement with the lake and beach area and the nature trail around the edge of the property. The lake is currently 6 to 8 feet deep. The staff will continue comment and a public hearing will be held.

b. Subdivision Regulation Amendment – Charge for Failure to Make Scheduled Public Hearing

Mr. Walton explained that it is between \$150 to \$200 per ad for notifying the public of a public hearing and there have been 2 times recently when the applicant has not been prepared for the public hearing once notice has been published, so the hearing required rescheduling. This cost is a burden the town is

currently responsible for.

Mr. Pellissier noted that he would be in favor of requiring the applicant to pay for any notice of public hearing for a hearing which they are unprepared for. Mrs. Carson explained that this would be difficult to enforce because of the state statutes. It would be necessary to change the Town's Fee Ordinance for Subdivision Applications which would require action by the Board of Selectmen and a possible Town Meeting.

A motion was made by Cliff Bordeaux, seconded by Brad Pellissier, and unanimously voted to recommend to the Board of Selectmen that in the case of applications for subdivisions in which there are notices beyond the initial notice for a public hearing, due to the applicant's failure, the cost would be covered by the applicant.

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c. Discussion/Update: Cistern Regulations

Attorney Carl Landolina has reviewed the proposed cistern regulations and thinks that the intent is fine, but they need to be reorganized. At the next meeting, we should have a final version to review and send to CCROG and schedule a public hearing.

It was the consensus to add other topics to the public hearing, such as clarification of the offset arrangement along collector and non-collector roads and other housekeeping items. Mrs. Carson and Mr. Strauss have compiled a small list of items and will add them, including the stormwater requirements.

d. Other

Mrs. Carson reported that the Open Space Committee recommended supporting the purchase of the 138 acres of Trappe property at their last meeting. They are applying for an open space grant and she is seeking letters of recommendation from the Planning Commission and any other organizations or persons who would be willing to submit them by June 26, 2007.

A motion was made by Cliff Bordeaux, seconded by Brad Pellissier, and unanimously voted to support the Trappe application to the state.

A motion was made by Cliff Bordeaux, seconded by Brad Pellissier, and unanimously voted to set aside the funding up to \$5,500.00 for the purchase of the Mountain View Road property.

IV. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT

a. Discussion: New Zoning Regulations for Somersville Center

Mrs. Carson distributed copies of changes made at the last meeting of the Somersville Planning Committee for the Commissioners to review. It was noted that the changes made make sense and are in accordance with the POCD. Mrs. Carson asked if the Commissioners saw anything that should be taken out or added. Greg Genlot suggested that lighting be addressed as thoroughly as possible.

V. STAFF/COMMISSIONER REPORTS

Mrs. Carson reported that they have been very busy with new projects. Staff has been working on the Ninth District Road, Main Street and Sokol Road intersection. They also had a meeting with the Town Attorney regarding the sale of the Whitaker lots.

VI. AUDIENCE PARTICIPATION

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Everett Morrill reported that the catch basins are falling apart in the Sunshine Farms Subdivision and he is unsure who should be held accountable for this problem. Discussion followed about the situation. It was noted that the developer could be asked to meet state inspection requirements and also be required to certify that the catch basins installed meet these requirements.

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VII. CORRESPONDENCE AND BILLS

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Mrs. Carson distributed copies of Land Use Academy information shared by Dan Fraro and also a reminder of the Farm Model meetings.

Bills were presented from the Journal Inquirer as follows: \$102.31 for the meeting of May 10, 2007, and \$283.32 for the public hearing of May 10 and the meeting of May 24, 2007. A motion was made by Cliff Bordeaux, seconded by Greg Genlot and unanimously voted to pay the bills as presented.

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VIII. MINUTES APPROVAL

A motion was made by Cliff Bordeaux, seconded by Brad Pellissier and unanimously voted to approve the minutes of the May 24, 2007 Planning Commission Meeting as written.

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IX. ADJOURNMENT

A motion was made by Cliff Bordeaux, seconded by Greg Genlot and unanimously voted to adjourn the June 14, 2007 Planning Commission meeting at 9:23 p.m.

Respectfully submitted,

Brad Pellissier, Secretary

Robin Timmons, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING