

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

**PLANNING MINUTES  
REGULAR MEETING  
Thursday, October 11, 2007  
7:00 p.m. Town Hall**

**I. PUBLIC HEARING**

**a. CONTINUATION: SUBDIVISION APPLICATION #403, 9 LOTS, 88 BATTLE STREET  
(PINE KNOB ESTATES), HORIZON VIEW ESTATES, LLC**

Chairman Karl Walton called the continuation of the public hearing to order at 7:00 p.m.

David Palmberg of William R. Palmberg & Son Land Surveyors spoke on behalf of the applicant. He discussed how they have addressed the following issues that remained after the last meeting.

1. The particle separator has been included in the estimate and the location is shown in the specifications. However, final selection of the separator is pending Mervyn Strauss' input regarding standardized Town requirements for such separators.
2. The bond amount has been provided and reviewed.
3. The drainage easement between lot #6 and #7 has been revised per Mr. Strauss' request.

The applicant requests that conditional approval be made at this time based upon the particle separator that will be chosen meeting with the approval of the Town Engineer and the DPW.

Mr. Strauss explained his considerations regarding the particle separator options. He would like Somers to use one style of separator and he is still researching this issue.

Mr. Strauss reminded the applicant that the grading of some of the lots must go together. If parcels are sold separately, the purchasers must cooperate on grading. Mr. Gingras reassured him that the grading will be done prior to a sale.

Mr. Walton opened the floor to comments or questions and there were none.

A motion was made by Brad Pellisier, seconded by Joe Iadarola and unanimously voted to close the public hearing.

**II. CALL TO ORDER**

Chairman Walton called the regular meeting to order at 7:11 p.m. Present were members Brad Pellissier,

Greg Genlot and Karl Walton. Town Engineer, Mervyn Strauss was also present.

### **III. OLD BUSINESS:**

#### **a. DISCUSSION/POSSIBLE DECISION: SUBDIVISION APPLICATION #403, 9 LOTS, 88 BATTLE STREET (PINE KNOB ESTATES), HORIZON VIEW ESTATES, LLC**

A motion was made by Mr. Pellissier, seconded by Mr. Iadarola and unanimously voted to approve Horizon View Estates, LLC's 9-lot subdivision, application #403, in accordance with the plans known as "Pine Knob Estates Subdivision, Battle Street, Somers, Connecticut", dated: 04-24-07, 06-22-07, June, 2007, revised: through 07-16-07, 8 sheets, which is conditional on the following:

1. A note shall be placed on the plans:  
"The filing of a \$22,250.00 fee in lieu of open space (\$2,472.22 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. A bond for site improvements in the amount of **\$412,304.00** and in a form acceptable to the Town Attorney shall be filed with the Planning Office as required by Section 213-54.
3. A cash bond or passbook bond for erosion and sedimentation controls in the amount of **\$5,000.00** shall be filed with the Planning Office prior to any work on site.
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 Battle Street frontage of lot #'s 4, 5, & 9 (8 Daniel Drive, 5 Daniel Drive & 104 Battle Street).
7. In accordance with Section 213-46. the developer shall install streetlighting as required and approved by the Selectmen.
8. "No Parking This Side of Street" signs shall be posted for the entire length of the new road, "Daniel Drive" on one side of the street chosen by the Fire Chief prior to installation.
9. The maker of the hydrodynamic separator to be installed shall be approved by the Public Works Department and the computations supporting the sizing of the unit shall be approved by the Town Engineer.
10. A note shall be added to the plans, "The number and location of fire hydrants shall be approved by the Fire Chief just prior to installation."
11. A note shall be added to the plans, "There are no wells within 75 feet on the Meyer, Connell/ Carmichael and Dauphin properties."

The Commission waives the requirement in Section 213-11.A.(2) of the Subdivision Regulations which requires the plan to be at a 1"=40' scale map to allow certain sections of the plan to be shown at 1"=50'.

The Commission waives the requirement in Section 213-22.C. of the Subdivision Regulations which requires, where practicable lot lines to be either at right angles or radial to street lines.

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

**b. OTHER** – There was no other Old Business.

**IV. NEW BUSINESS:**

**a. REQUEST FOR EXTENSION OF TIME TO FILE APPROVED SUBDIVISION MYLARS WITH TOWN CLERK, APPLICATION #400, 1-LOT, HALL HILL & WHITE OAK ROADS, RICHARD A. McCULLOUGH, INC.**

A discussion ensued about the reasons for such an extension and it was agreed to grant the extension.

A motion was made by Mr. Iadarola, seconded by Mr. Pellissier and unanimously voted to approve the applicant's request to extend the time to file a mylar with the Somers Town Clerk for Richard A. McCullough, Inc.'s 1-lot subdivision application #400 on Hall Hill and White Oak Roads. This extension is granted for an additional ninety (90) days to January 26, 2008, which is the second and final extension allowable by State Statute 8-25.

**b. REQUEST FOR BOND REDUCTION, WORK IN HIGH RIDGE ESTATES SUBDIVISION, HALL HILL ROAD, LEASKA**

Applicant Mike Leaska was present.

Mr. Strauss said that he had been to the site and said that the revised estimate for the remaining work has been provided by Guy Hesketh. The amount is \$309,600.00 which includes the 20% contingency. It was agreed that this is an acceptable amount for the Bond.

A motion was made by Greg Genlot, seconded by Mr. Pellissier and unanimously voted to approve the reduction of High Ridge Estates, LLC's performance bond of \$1,015,680.00 by \$706,080.00 as permitted by the subdivision regulations to the amount of \$309,600.00, for the subdivision known as "High Ridge Estates" on Hall Hill Road. The Town Engineer has reviewed the construction and agrees with the reduction requested. The reduction of the bond is subject to the presentation of a performance bond to the Planning Office for the reduced amount in the form of surety, irrevocable letter of credit, or passbook acceptable to the Town Attorney.

**c. OTHER** – There was no other New Business.

**V. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT**

Per Ms. Carson's memo the Zoning Commission will begin work on Ridgeline Regulations on Monday, which will be referred to the Planning Commission.

**VI. STAFF/COMMISSIONER REPORTS** – There were none.

**VII. AUDIENCE PARTICIPATION** – There was no audience participation.

**VIII. CORRESPONDENCE AND BILLS** – There were none.

**IX. MINUTES APPROVAL**: September 27, 2007

A motion was made by Mr. Pellissier; seconded by Mr. Genlot and unanimously voted to approve the September 27, 2007 minutes as presented. Mr. Walton abstained from the vote for approval due to his absence from the meeting in question.

**X. ADJOURNMENT**

A motion was made by Mr. Iadarola, seconded by Mr. Genlot and unanimously voted to adjourn the October 11, 2007 Planning Commission meeting at 7:26 p.m.

Respectfully submitted,

Jeanne Reed  
Recording Secretary

Bradley Pellissier  
Commission Secretary

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