

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

**PLANNING MINUTES
REGULAR MEETING
Thursday, April 10, 2008
7:00 p.m. Town Hall**

I. PUBLIC HEARING:

a. **PLANNING COMMISSION'S APPLICATION TO AMEND SUBDIVISION REGULATIONS TO IMPOSE A TEMPORARY MORATORIUM ON ALL APPLICATIONS FOR SUBDIVISIONS AND RESUBDIVISIONS IN THE A AND A-1 RESIDENTIAL ZONES IN THE TOWN OF SOMERS FOR A PERIOD OF 11 MONTHS**

The purpose of imposing the moratorium is to allow the Commission to revisit various aspects of town subdivision regulations. Primarily, when the Commission was reviewing the Plan of Conservation and Development one of the action steps was to consider the inclusion of conservation subdivisions; where subdivisions allow for houses to be built closer together thereby developing less land, less roads etc., but preserving more open space. The end result would be that the Developer would use less of the overall land.

Eric Young, 15 Rye Hill Circle addressed the Commission and expressed that he was in favor of the temporary moratorium. He added that he had done some research on-line and noticed that Suffield, East Windsor, Ellington and other surrounding towns had increased their Open Space percentages to 20%. It was also noted that he believed vernal pools should have more Open Space built around them to protect them further. Mr. Young also inquired about future public hearings in regards to any changes that may be suggested or visited during this moratorium. Mr. Walton stated that any amendments that come about during this moratorium would require a public hearing.

Kenneth Prior, 346 Mountain Road was also in favor of the temporary moratorium for it is in keeping with the Plan of Conservations and Development.

Judith Snyder, 10 Kibbe Drive sent a letter expressing she was in favor of the moratorium.

Eric Young, 15 Rye Hill Circle spoke again to add that he would like to see more land taken than fees.

There were no further comments from the audience or commissioners.

A motion was made by Mr. Genlot, seconded by Mr. Iadarola and unanimously voted to close the public hearing at 7:18 p.m.

II. CALL TO ORDER

Chairman Walton called the regular meeting to order at 7:19 p.m. Members Cliff Bordeaux, Greg Genlot, Joe Iadarola and Karl Walton were present and constituted a quorum. Town Planner Patrice Carson was also present.

III. OLD BUSINESS

a. DISCUSSION/POSSIBLE DECISION: PLANNING COMMISSION'S APPLICATION TO AMEND SUBDIVISION REGULATIONS TO IMPOSE A TEMPORARY MORATORIUM ON ALL APPLICATIONS FOR SUBDIVISIONS AND RESUBDIVISIONS IN THE A AND A-1 RESIDENTIAL ZONES IN THE TOWN OF SOMERS FOR A PERIOD OF 11 MONTHS

Ms. Carson noted that the temporary moratorium starting effective date can be no earlier than April 13, 2008.

A motion was made by Mr. Bordeaux, seconded by Mr. Genlot and unanimously voted to amend the Somers Subdivision Regulations by adopting a temporary moratorium for a period of 11 months from the effective date of this regulation on all applications for subdivisions and resubdivisions in the A and A-1 Residential Zones in the town of Somers. This regulation will become effective on April 13, 2008.

b. RESUBDIVISION APPLICATION #404, 1 LOT, 539 BILLINGS ROAD & SOUTH ROAD, TULLOCK – SET PUBLIC HEARING DATE

Staff Comments from Mr. Strauss and Mr. Jacobs have been received in regards to this application, but additional Staff comments are still needed. There was no public hearing date set.

c. RESUBDIVISION APPLICATION #405, 6-LOT, 266 GEORGE WOOD ROAD, CAMEROTA – SET PUBLIC HEARING DATE

Mr. Joseph Capossela was in attendance and represented the applicant. Lengthy staff comments from Mr. Strauss, Mr. Cafarelli and Mr. Jacobs had been received and were presented to the applicant. Additional staff comments are also to be provided to the applicant. Ms. Carson will provide any comments electronically if applicable to Mr. Capossela. There will be continued discussion in regards to a fee in lieu of Open Space, stub road (located Westward between 4A and 4B on the proposed plans which would allow for future development of the applicant's property as well as the neighboring property), as well as engineering reviews. Staff comments outlined should be addressed before a Public Hearing date is set.

The applicant was comfortable utilizing the appraiser, Mr. Bob Stewart to perform the appraisal for a fee in lieu of open space as recommended by the Planning Open Space Trails Subcommittee.

At the April 24th, 2008 meeting, the Commission and applicant will discuss what items have been addressed and then ascertain whether to move forward with a public hearing date of May 8th, 2008.

d. OTHER – There was none.

IV. NEW BUSINESS

a. SUBDIVISION APPLICATION #406, 15 LOTS, 399 FOUR BRIDGES ROAD, SOMERS SUN ESTATES, TWO JS LLC

This property in the past was known as the Somers Sun Nursery. No Staff comments have been received at this point in time. There is no area on this property worth offering for open space so the applicant is offering a fee in lieu of Open Space, which was also recommended by the Planning Open Space Trails Subcommittee. Mr. Stewart will perform the appraisal.

A motion was made by Mr. Iadarola, seconded by Mr. Bordeaux and unanimously voted to receive Two Js LLC's subdivision application #406 for 15 lots at 399 Four Bridges Road known as Somers Sun Estates, and accept the applicant's offer of a fee in lieu of Open Space.

b. RECONFIGUARATION OF LOTS, 39 LINDELL DRIVE & 89 PARTRIDGE RUN (MAP 02 BLOCK 60 LOT 19 & MAP 02 BLOCK 78 LOT 21), LEALE & ROULIER

A small portion of Roulier's 20-acre property is being sold to the Leale's so they have 2 acres. The application is standard format and Mr. Jacobs has signed off on the application.

A motion was made by Mr. Iadarola, seconded by Mr. Genlot and unanimously voted to approve the reconfiguration of property of Michael & Bambi Leale & Daniel R. Roulier at 39 Lindell Drive & 89 Partridge Run, Map 02 Block 60 Lot 19 and Map 02 Block 78 Lot 21, as shown on map entitled, "Lot Line Reconfiguration Plan Prepared For Michael & Bambi Leale, 39 Lindell Drive, Somers, Connecticut". This reconfiguration does not constitute a subdivision because no new lot is created.

c. OTHER – There was none.

V. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT

The Commission wanted to begin its look at open space by having Ms. Carson research surrounding town's for their percentage of Open Space taken in a subdivision.

VI. STAFF/COMMISSION REPORTS – There were none.

VII. AUDIENCE PARTICIPATION – There was none.

VIII. CORRESPONDENCE AND BILLS – There were none.

IX. MINUTES APPROVAL: March 27, 2008

A motion was made by Mr. Bordeaux, seconded by Mr. Iadarola and unanimously voted to approve the

Planning Commission meeting minutes of March 27, 2008 as written.

X. ADJOURNMENT

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A motion was made by Mr. Bordeaux, seconded by Mr. Iadarola and unanimously voted to adjourn the April 10, 2008 Planning Commission meeting at 8:10 p.m.

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Respectfully submitted,

Jennifer Boudreau
Recording Secretary

Bradley Pellissier
Commission Secretary

vMINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.