

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

**PLANNING MINUTES  
REGULAR MEETING  
Thursday, October 23, 2008  
7:00 p.m. Town Hall**

**I. CALL TO ORDER**

Chairman Karl Walton called the regular meeting to order at 7:01 pm. Members Cliff Bordeaux, Greg Genlot, Joe Iadarola, Brad Pellissier, Karl Walton and Alternate Scott Sutter were present and constituted a quorum. Town Planner, Patrice Carson was also present.

**II. OLD BUSINESS**

**a. ZONING REFERRAL: MODIFICATION OF SPECIAL USE PERMIT APPLICATION FOR GOLF CENTER, 349 MAIN STREET, DRIVING RANGE 349 MAIN STREET, LLC**

Tim Coon of J.R. Russo spoke on behalf of the applicant. Gil Rivard was also present for the applicant.

Mr. Coon explained that the plan was originally presented to the Commission on September 25, 2008. The plans were revised per Merv Strauss' comments of September 30, 2008 as itemized:

1. The application rate for the wetlands seed mix has been noted.
2. A dumpster pad has been added near the parking lot. It will be screened with vegetation and fencing.
3. Additional trees will be planted to satisfy the landscaping requirement for parking lots.
4. The signature block has been removed from the plan since it is not required.
5. An inspection and maintenance plan has been added for the drainage system.

Ms. Carson explained the parking lot landscaping requirement. She said that the concern is that if the additional trees are planted in the parking lot, the space taken by the parking lot will further encroach into the wetland. The suggestion is to negotiate for a solution that follows the intent of the Zoning regulations without further encroachment into the flood storage area. Except for this issue, Ms. Carson agreed that all of Mr. Strauss' comments had been addressed.

Ms. Carson gave an update regarding the previous discussions on the parking deferral. The Planning, Zoning and Wetlands Commissions are in agreement that it is preferable for parking spaces not to be created until they are needed. Mr. Coon has provided a bond estimate for the cost of the portion of the parking area to be deferred. After discussion with the Town attorney, Mr. Carson's suggestion is to make a recommendation to attach a condition to the Special Use Permit stating that anytime within 5 years of the approval, the Commission, the Planner or the Zoning Enforcement Officer can assess and make a determination of the need for parking and then require it. If the property owner does not comply, the bond could be called.

The ADA issue was again discussed. The regulation states that 50% of the holes must be handicapped accessible but they encourage full accessibility if practical. It was agreed that the slopes on the course prohibit full accessibility.

The Conservation Commission has approved the plans contingent upon commencement of mitigation construction at the time of any other construction.

*A motion was made by Mr. Genlot; seconded by Mr. Pellissier and unanimously voted to recommend approval of the miniature golf course at 349 Main Street to the Zoning Commission with the following conditions:*

- 1. The plan meets with the Plan of Conservation and Development in that it allows an expansion of commercial use in a area where this is an allowed use and this would be accessory to an existing commercial use.*
- 2. Deferral of parking is acceptable with the caveat that the town has 5-years to require the extra parking if needed, and if an agreed-upon bond amount is provided.*
- 3. Tree placement within the two island is acceptable.*

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

### **III. NEW BUSINESS**

**a. OTHER**

*A motion was made by Mr. Pellissier; seconded by Mr. Iadarola and unanimously voted to add to the agenda:*

**a. REQUEST FOR EXTENSION OF SUBDIVISION APPROVAL: SUBDIVISION APPLICATION #349, 12-LOT SUBDIVISION, TURNPIKE ROAD AND BOBOLINK LANE, DAN ROULIER & ASSOCIATES, INC.**

This subdivision was approved in 2000 and the applicant is requesting an extension to finish out the ten years as allowed by State statute to complete the subdivision. A bond of \$110,664.00 is in place that will cover the remaining work. At this time all that remains to be done is the final pavement coat, setting of the pins and monuments and for the As-built of the road to be provided.

*A motion was made by Mr. Iadarola; seconded by Mr. Pellissier and unanimously voted to extend the approval for Dan Roulier & Associates, Inc.'s 12-lot subdivision application #349 on Turnpike Road and Bobolink Lane until May 11, 2010. This will be the last extension granted for this subdivision because any further time would be beyond the ten years allowed by state statute.*

### **IV. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT**

**a. REVIEW OF OPEN SPACE SUBDIVISION REGULATIONS**

Ledyard's Town Planner, Brian Palaia, was unable to attend this evening's meeting. It was agreed to hold a Special Meeting on October 30, 2008 at 6:00 p.m. to meet with him.

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

**VI. AUDIENCE PARTICIPATION** – There was none.

### **VII. CORRESPONDENCE AND BILLS**

Chairman Walton explained that he had convened with the Selectmen regarding the budget reduction for Mr. Strauss' services. A discussion ensued on how to reduce the need for these services.

**VIII. MINUTES APPROVAL:** October 9, 2008

Correction: Section VII, paragraph 4, line 3, delete "Board of Finance" and replace with "Board of Selectmen". Same section, same paragraph, line 4, delete "Board of Finance" and replace with "Board of Selectmen".

*A motion was made by Mr. Genlot; seconded by Mr. Iadarola and unanimously voted to approve the October 9, 2008 minutes as amended.*

**IX. ADJOURNMENT**

*A motion was made by Mr. Bordeaux; seconded by Mr. Iadarola and unanimously voted to adjourn the October 23, 2008 meeting of the Planning Commission at 7:49 pm.*

Respectfully submitted,

Jeanne Reed  
Recording Secretary

Bradley Pellissier  
Commission Secretary

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