

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

**PLANNING MINUTES
REGULAR MEETING
THURSDAY, JANUARY 22, 2009**

I. CALL TO ORDER

Chairman Karl Walton called the regular meeting to order at 7:03 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. **OTHER** – There was no other Old Business.

III. NEW BUSINESS

- a. **OTHER** – There was no other New Business.

IV. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT

a. REVIEW OF OPEN SPACE SUBDIVISION REGULATIONS DRAFT

Ms. Carson had previously provided a draft of proposed amendments of the subdivision regulations to the members. The Commission had reviewed the draft in preparation for tonight's meeting. During this meeting the Commission discussed the draft in detail and Ms. Carson noted the items requiring further clarification or changes to include the following:

- In definitions, the difference between passive and active recreational area was discussed.
- In the "requirements for submitting the design" section, concern was expressed that the developers not be over-burdened by requirements to submit complete plans during the beginning stages of a subdivision. Ms. Carson explained that the developers will have the opportunity to informally discuss their ideas with the Town staff before providing formal plans or establishing a lot count.
- The minimum size of a parcel to be subject to open space subdivision regulations was discussed.
- The necessity to provide bylaws for a homeowners association along with the original application for a subdivision was discussed.
- The different definition of the word "subdivision" in section D. "Subdivision of common open land", was questioned. Rewording of this section was suggested as follows: "Except for easements for underground utilities, subdivisions of common open land or the use of common open land for other than recreation, conservation or agriculture shall be prohibited."
- In the "design Guidelines" section, paragraph (2) the word "irreplaceable" was deleted.
- In §213-30. Open Space, paragraph 2: Reword sentence 2 to be: "Ponds, streams, wetlands and watercourses should be included in the open space to the maximum extent possible but will be excluded from the calculation." The last clause of this section beginning with "The Commission needs to decide..." was removed.

- The Commission agreed to add to these regulations a provision allowing for a single bonus lot above the maximum count established when the health codes allow. This bonus lot will be required to meet the statutory requirements for affordable housing.

Ms. Carson will make the corrections to the proposed regulations and post them on the Town's website. In the meantime this regulation will also be forwarded to the Town Attorney for his review and to CRCOG. A public information session will be held on February 26th to hear public input.

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

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

VII. **CORRESPONDENCE AND BILLS** – There was none.

VIII. **MINUTES APPROVAL:** January 8, 2009

A motion was made by Mr. Genlot; seconded by Mr. Bordeaux and unanimously voted to approve the minutes of January 8, 2009 as written.

IX. **ADJOURNMENT**

A motion was made by Mr. Bordeaux; seconded by Mr. Iadarola and unanimously voted to adjourn the January 22, 2009 meeting of the Planning Commission at 8:12pm.

Respectfully submitted,

Jeanne Reed
Recording Secretary

Bradley Pellissier
Commission Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.