

Town of Somers

**Planning Commission**  
Regular Meeting Minutes  
November 12, 2009

**1. Call to Order**

The meeting was called to order by Chairman B. Pellissier at approximately 7:01 p.m. The following members were present: G.Genlot, C.Bordeaux, W.Salka, T.Clark, and S.Sutter.

**2. Old Business**

**a. Update of Planning Commission By-Laws**

Mr. Cafarelli notified the commission that the document was referred to both the Town Clerk and Town Attorney for review. A response from the Town Clerk was presented. No response has been received from the Town Attorney. The item will be placed on the next agenda for discussion.

**b. Discussion of Plan of Conservation and Development**

Mr. Pellessier stated that continual discussions of the POCD, in particular 'open space', have fallen by the wayside. He further stated that both the commission and the selectmen need to focus and coordinate all efforts and goals relating to open space. A statement was raised as to the establishment of an agricultural commission to preserve farm land. Mr. Pellessier threw out to the commission members the following question: What is Open Space? Is open space trails, the preservation and maintenance of farm land, the preservation of open land, etc. Mr. Pellessier stated that he believed the commission may have been slightly narrow in their previous pursuits. He suggested that the members come to the next meeting with their thoughts, ideas and suggestions as to re-establishing the open space committee or to create a more broad based collaborative committee in conjunction with the land trust, the board of selectmen and the commission. Mrs. Devlin further suggested that a grant writer be utilized and whose salary would be drawn from the grant itself. Mr. Pellessier finalized the discussion by stating that a determination needed to be made of who the major stakeholders are, who would maintain open space/trail/farm properties, who would pursue grants and a writer, and how all parties involved would collaborate their efforts for the preservation and possible purchase of land for open space. Mr. Pellessier requested this item be placed on the next agenda for discussion. A tentative meeting with the Selectmen to discuss this item has been scheduled for December 03, 2009.

**c. Discussion of RFP for Planning Consultant**

Mr. Pinney stated that the Selectmen are discussing the language from the Finance Director, i.e. minimum qualifications, insurance, liability, etc. The Selectmen desire to get more of a scope of the services to be performed, and the process of the review committee. There will be a discussion by the Selectmen at their next meeting, but also suggested that a joint meeting of the Planning Commission and the Selectmen be scheduled for a discussion of this matter. Mr. Pellessier also suggested some direction be obtained from the town attorney.

**3. New Business**

**a. Zoning Referral: Application for Special Use Permit Modification – Somers Golf Center**

Mr. Jay Usari from Russo and Associates represented the applicant. It was explained to the Commission that the applicant desires to add baseball batting cages to the facility. There would be a reduction of five (5) of the driving range stations, leaving approximately seven (7). The batting cage, with a roof, would replace the eliminated stations. The structure would be approximately 170' back from the road, would be coin operated, have no attendant, and operate the same hours of the mini golf. The commission questioned the wetlands area. Mr. Usari stated that there is approximately 2-3 acres of wetlands, but 16 acres of contiguous buildable area. There would be a potential for increased traffic on Route 190, however, it does not meet the criteria for an additional review by the State DOT. The plan modification has been reviewed by S.Jacobs – Sanitarian, D.Askew- Wetland Officer, and B.Carfarelli – Town Engineer. All questions and concerns of the staff review have been answered/resolved by the applicant. A motion was made by Mr. Pellessier, seconded by Mr. Salka and unanimously voted to forward a favorable endorsement by the Planning Commission to the Zoning Commission.

**b. Closing of Bordeaux Gravel Pit Operation, South Road**

Mr. Bordeaux excused himself from any discussions on this matter. Mr. Sutter was seated for Mr. Bordeaux.

Mr. Bordeaux explained that this was a 10-year process which has now been completed. Approval was received in 1998 and work began in 1999 on this 27 acre parcel. The land is being returned to a viable piece of land for possible agricultural purposes, i.e. apple tree orchard or dairy supported crops. The land will remain agricultural. Mr. Cafarelli visited the site and returned with only minor comments regarding topography in one particular area. All specific criteria for returning the land to its original state have been met by the applicant. A motion was made by Mr. Genlot, seconded by Mr. Salka and unanimously voted to forward to the Zoning Commission a favorable recommendation by the Planning Commission.

Mr. Bordeaux was again seated on the Commission.

**c. Road Acceptance – Harvest Hill Drive and Others**

Mr. Cafarelli explained to the Commission that there are approximately 14 roads within the Town which have not been accepted at Town Meeting and a deed to the Town not recorded. He further explained that some of the roads are in good condition however; some require restoration, crack sealing, or a final binder. He also noted that one developer claims to have requested acceptance approximately five (5) years ago. Mr. Cafarelli will ensure that all town regulations for roads have been met by the developer and report back to the commission on more specific information at the next Planning meeting. At that time, it is hopeful that the Commission will be making a recommendation to the Board of Selectmen for acceptance of specific roads. The town attorney will be contacted for advise in cases where the developer is no longer capable of giving a deed to the town.

**4. Staff/Commission Reports**

None presented.

**5. Audience Participation**

Chairman Pellessier welcomed the newly elected Selectwoman, Mrs. Pellegrini and thanked her for attending the meeting.

**6. Correspondence and Bills**

A motion was made by Mr. Salka, seconded by Mr. Clark and unanimously voted to approve the Journal Inquire Legal Notices.

**7. Minutes Approval: 10.22.2009**

A motion was made by Mr. Clark, seconded by Mr. Genlot and unanimously voted to approve the meeting minutes of October 22, 2009 as presented.

**8. Adjournment**

A motion was made by Mr. Clark, seconded by Mr. Sutter and unanimously voted to adjourn the November 12, 2009 Planning Commission meeting at approximately 8:24 p.m.

Respectfully submitted

Ann Marie Logan for J. Reed  
Recording Secretary

**Minutes are not Official until Approved at a Subsequent Meeting**