

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

**PLANNING MINUTES
REGULAR MEETING
JANUARY 14, 2010
TOWN HALL – 7:00 pm**

I. CALL TO ORDER:

Chairman B. Pellissier called the regular meeting of the Planning Commission to order at 7:02 pm. Members C. Bordeaux, T. Clark, G. Genlot, W. Salka, and S. Sutter were present and constituted a quorum. Also present: B. Cafarelli, Town Engineer.

II. OLD BUSINESS:

Mr. Pellissier opened the discussion asking for a review of the previously discussed amendment to the Town Charter By-laws, Article 4, section c., regarding Commission membership and vacancy appointments. Mr. Salka produced a memo from Ann Logan which contained the language agreed upon by the Commission at an earlier meeting.

A motion was made by Mr. Genlot to amend the By-laws; seconded by Mr. Salka, and unanimously approved.

III. NEW BUSINESS:

a. Section 8-24 Review – Transfer of Town owned property on Mountain Road in Somers in settlement of legal claims between CGS Land Development Corp. and the Town of Somers

Attorney Carl Landolina summarized the history of the site and the current proposal to the developer to avoid litigation by reconveying a portion of the property to CGS. Mr. Pellissier was assured by Mr. Landolina that, should the property be transferred; the land would remain as undeveloped, permanently preserved Open Space. The Commission determined the next step is to hold a Public Hearing (1/27/2010) for all interested parties, to be directly followed by a Town Meeting for vote. (This is subject to a Conservation Easement.)

A motion was made by Mr. Genlot to approve the transfer of property, subject to the Conservation Easement; seconded Mr. Clark, and unanimously approved.

b. Resubdivision Application #410, 2-lots, 40 Bailey Lane, Richard Leno

Mr. Leno, Applicant, restated the primary issue of his application – a portion of the lot and its Wetlands Area designation. Soil scientists hired by Mr. Leno as well as Town Representatives from the WPCA and Conservation Commissions (S. Jacobs and D. Askew) agree on a re-delineation of the Wetlands. Based on this re-delineation, another lot can be created. A discussion followed focusing on the imposition of another fee in lieu of open space. Mr. Pellissier mentioned his concern at creating

precedent, and suggested keeping with past practice of issuing the fee every time a lot is subdivided. He also suggested scheduling a Public Hearing (2/11/2010) on the resubdivision application.

**c. Reconfiguration of Lots 21, 22 & 23, Battle Street (Map 9, Block 10, Lots 21, 22, & 23)
Richard Leno**

Mr. Leno, Applicant, is applying for Line Revisions on this site based upon his desire to modify his application on Lot 23 from a single-family to duplex development. Both street frontage and buildable area are within Town specifications. Mr. Pellissier questioned sanitation requirements. Mr. Cafarelli responded the revised Plan has been submitted to the Town WPCA. Mr. Bordeaux pointed out that this application, both its original and modified version, appears to contain 3 conforming lots. It was determined a decision would be made at the next Planning Meeting.

d. Request for extension to file Mylars for lot 12 Highland View Drive resubdivision

A motion was made by Mr. Genlot to approve the request for extension to file Mylars; seconded Mr. Salka, and unanimously approved.

e. Resubdivision Application #411m 2-lots, Sokol Road, David Birkenshaw

Mr. Birkenshaw, Applicant, addressed the Commission and stated he is withdrawing his original application and will submit a revised Plan.

IV. OPPORTUNITY FOR COMMISSIONERS TO ADD AGENDA ITEMS:

a. Mr. Cafarelli -- Election of Officers as a separate item.

A motion was made by Mr. Salka to add Election of Officers to this Meeting's Agenda; seconded Mr. Bordeaux, and unanimously approved.

A motion was made by Mr. Bordeaux to nominate existing slate of Officers: B. Pellissier as Chairman, C. Bordeaux as Vice Chairman, and W. Salka as Secretary; seconded T. Clark, and unanimously approved.

b. Mr. Cafarelli -- High Meadows Crossing as an item of New Business.

Mr. Cafarelli distributed the Engineering Report, which outlined the proposed modified design to the Water Detention Basin. A discussion of water volume, basin depth and slope followed. Mr. Pellissier pointed out the need for DEP approval, and suggested the Commission review thereafter. Commission to review the revised Plan with a decision to follow at a later date.

c. Mr. Cafarelli – Budget as a separate item.

Mr. Cafarelli distributed copies of the 2010 Commission Budget to members for review. He proposed the same line items as 2009. Mr. Pellissier proposed moving Cell expense to Legal.

A motion was made by Mr. Genlot to move Cell expense to Legal; seconded Mr. Clark, and unanimously approved.

V. STAFF/COMMISSIONER REPORTS:

No reports were presented for discussion.

VI. AUDIENCE PARTICIPATION:

None.

VII. CORRESPONDENCE AND BILLS:

No correspondence or bills were presented.

VIII. MINUTES APPROVAL: (11/12/09 & 12/10/09):

a. 11/12/09 Minutes

Mr. Pellissier asked the members for comments on the 11/12/09 Minutes. An error was discovered on Page 1, Section 3 “New Business”, a., as to motions. The motion should have been indicated as made by Mr. Salka, and seconded by Mr. Sutter.

A motion was made by Mr. Genlot to approve the 11/12/09 Minutes as revised; seconded by Mr. Clark, and was unanimously approved.

b. 12/10/09 Minutes

Mr. Pellissier asked the members for comments on the 12/10/09 Minutes.

A motion was made by Mr. Salka to approve the 12/10/09 Minutes as written; seconded by Mr. Genlot, and unanimously approved.

IX. ADJOURNMENT:

A motion was made by Mr. Salka to adjourn; seconded by Mr. Genlot, and unanimously voted to adjourn the January 14, 2010 Regular Meeting of the Planning Commission at 8:02 pm.

Respectfully submitted,

William Salka, Commission Secretary

Kimberly E. Dombek, Recording Secretary