

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

**PLANNING MINUTES
REGULAR MEETING
MARCH 25, 2010
TOWN HALL – 7:00 pm**

I. CALL TO ORDER:

Chairman B. Pellissier called the regular meeting of the Planning Commission to order at 7:00 pm. Members G. Genlot, W. Salka, and alternate member, S. Sutter seated for C. Bordeaux were present and constituted a quorum. Also present: B. Cafarelli, Town Engineer.

II. OLD BUSINESS:

a. Bond Estimate for High Meadows Crossing

Mr. Cafarelli distributed copies of the Bond Estimate he received from the Engineer for High Meadows Crossing. He and the Highway Foreman reviewed item amounts and costs and agreed that the estimate reflects current material and construction costs for this subdivision. The total construction cost for this subdivision with a 20% contingency would be \$757,870.08. Mr. Cafarelli finished with a recommendation that the Commission approved a Performance Bond for High Meadows Crossing in the amount of \$760,000.

A motion was made by Mr. Salka to accept the Performance Bond in the amount of \$760,000 for High Meadows Crossing; seconded by Mr. Sutter, and then unanimously voted by members as approved.

III. NEW BUSINESS:

a. Zoning Referral: Special Use Permit, 59 Beverly Drive, Bruce Tyler

Mr. Cafarelli explained that the Applicant, Bruce Tyler, a real estate attorney, is seeking the Special Use Permit to conduct business out of his home. He stated that the percent usage space complies with Zoning regulations. Per the application and site plan, the property has room for up to 15 vehicles.

A motion was made by Mr. Genlot to refer this application back to the Zoning Commission with a positive recommendation; seconded by Mr. Sutter, and then unanimously voted by members as approved.

b. Meeting with First Selectman to Discuss Combining Planning and Zoning into One Board

As First Selectman, L. Pellegrini was not yet present, a motion was made by Mr. Salka to take the agenda out of order and return to this item later in the meeting; seconded by Mr. Sutter and then unanimously voted by members as approved.

Mr. Pellissier reintroduced this item later in the meeting upon the arrival of First Selectman, L. Pellegrini. Ms. Pellegrini introduced the Town's interest in combining the Zoning and Planning Commissions. She described it as an effort to streamline government, and as a means to better intra-Commission communication. She explained the combined Commission would be made up of 5-8 members; pooled from the 2 Commissions. Ms. Pellegrini asked for member feedback or questions.

Mr. Genlot stated that the Town has always maintained separate Commissions and that because of separate expertise and strengths of each Commission; the process has been effective. He added his opinion that a combined Commission would need a minimum of 7 members.

Mr. Salka brought up workload of a combined Commission. His concern of Zoning issues taking up too much time at Commission meetings, Planning could be neglected.

Mr. Pellissier had solicited input on this subject from a UCONN Planners group he recently joined. Initial response was that Planning tends to "take a backseat" on a combined Commission. Mr. Pellisier stated that only 3 of 27 CT towns in the North Central district have separate Commissions. He added that Towns with combined Commissions also have a Town Planner, and in some instances, an Assistant Town Planner, whereas Somers does not. Mr. Pellisier stating that in the absence of a Town Planner, the Town would be best served by the Planning Commission.

IV. OPPORTUNITY FOR COMMISSIONERS TO ADD AGENDA ITEMS:

Mr. Cafarelli added the following agenda item:

a. Request for Extension to File Mylars for lot 12 Highland View Drive Resubdivision

Mr. Cafarelli submitted copies of a letter he had received today, from the Applicant requesting this extension.

A motion was made by Mr. Genlot to approve the request for a 90-day extension to file the Mylars for the Lot 12 Highland View Drive Resubdivision. The Mylars must be files by July 12, 2010, or the Resubdivision approval becomes null and void. The motion was seconded by Mr. Salka, and then unanimously voted by members as approved.

V. STAFF/COMMISSIONER REPORTS:

No reports were presented.

VI. AUDIENCE PARTICIPATION:

None.

VII. CORRESPONDENCE AND BILLS:

Mr. Cafarelli presented the following invoice for payment:

Journal Inquirer (Public Notices)

\$409.24

A motion was made by Mr. Sutter to pay this invoice; seconded by Mr. Genlot, and then unanimously voted by members as approved.

VIII. MINTUES APPROVAL (2/25/10):

Mr. Pellissier asked the members for comments on the 2/25/10 Minutes. No comments or questions were put forth.

A motion was made by Mr. Salka to approve the 2/25/10 Minutes as written; seconded by Mr. Sutter, and then unanimously voted by members as approved.

IX. ADJOURNMENT:

A motion was made by Mr. Sutter to adjourn; seconded by Mr. Salka, and unanimously voted to adjourn the March 25, 2010 Regular Meeting of the Planning Commission at 7:40 pm.

Respectfully submitted,

William Salka, Secretary

Kimberly E. Dombek, Recording Secretary