

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

**PLANNING MINUTES
REGULAR MEETING
JUNE 24, 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 and W. Salka were present and constituted a quorum. Also present: B. Cafarelli, Town Engineer.

II. OLD BUSINESS:

a. Lot Reconfiguration: 31 Oak Grove Drive, Kalish

Mr. Cafarelli informed members that he and the Town Sanitarian have reviewed the Reconfiguration Plan and found it meets Town regulations and Connecticut Public Health Code.

A motion was made by Mr. Salka to approve the reconfiguration of a lot line between property of Wayne and Judith Cooley of 15 Oak Grove Drive and Bryan and Amy Kalish of 31 Oak Grove Drive, as show on map entitled "Lot Line Reconfiguration Plan Prepared for Bryan and Amy Kalish, 31 Oak Gove Drive, Somers, Connecticut" 1 sheet dated 05-25-10, revised 06-02-10, subject to the signatures of the Land Surveyor, the Town Sanitarian, and Planning Commission Chairman on said Plan. This reconfiguration does not constitute a subdivision because no new lot is created. The motion was seconded by Mr. Genlot, and then unanimously voted by members as approved.

b. Bond Release Request: Shady Lake

Mr. Cafarelli reminded members they had tabled this Request at the May 27, 2010 meeting so that he could review the original file on this property. He found no verbiage in the original file or Plan on additional access for EMS Vehicles. Mr. Cafarelli also submitted a memo from Bob Morpurgo, Fire Marshall, who inspected access at the development and found it to be satisfactory.

A motion was made by Mr. Genlot to release the bond on Shady Lake; seconded by Mr. Salka, and then unanimously voted by members as approved.

c. Bobolink Lane, Barn Swallow Road Approval

Mr. Cafarelli distributed copies of his memo to members outlining his recommendation for acceptance of this road. He found that the submitted As-Built plans show the road and structures to be in substantial conformance with the approved plans. The road has been inspected and found to be in good condition. Iron pins and monuments have been set. A maintenance bond for this project would be \$96,250, and held for 18 months after Town acceptance.

A motion was made by Mr. Genlot to recommend acceptance of the following road to the Board of Selectmen:

Bobolink Lane and Barn Swallow Road as shown on Plan “Subdivision Map Prepared for Dan Roulier Showing Property at 391 Turnpike Road, Somers, Connecticut”, September 2, 1999, revised through 7-05-00.

With the following conditions:

- 1. A warranty deed acceptance to the Town Counsel shall be filed conveying any interests in the land that is to be acquired by the Town. Appropriate certificates of title must accompany deed.*
- 2. A Maintenance Bond in the amount of at least 25% of the actual cost of improvements (\$96,250.00) shall be filed with the Town for a period of 18 months after the date of acceptance by the Town.*

The motion was seconded by Mr. Salka, and then unanimously voted by members as approved.

d. Bond Release Request: Isabella Drive, Somers Shade Phase 1

Mr. Cafarelli submitted a copy of his memo to the Commission recommending release of the bond. The developer originally requested release of the bond in 2009. At that time, Mr. Cafarelli noted cracks in the road and siltation at the drainage outlet. The road has recently been crack sealed and the outfall cleaned up.

A motion was made by Mr. Salka to release the \$25,000 bond on Isabella Drive, Somers Shade Phase 1; seconded by Mr. Genlot, and then unanimously voted by members as approved.

III. NEW BUSINESS:

a. 104 Rye Hill Circle Request

Mr. Cafarelli distributed copies of a letter he'd received from Town resident, Gary A. Carra, 104 Rye Hill Circle, Somers, CT, requesting ownership of a right of way. Mr. Carra has been maintaining this The small parcel had been a prospective road, right of way, for the subdivision but was subsequently not approved as such by the Planning Commission 2 years ago. An alternate access Road (George Wood) was established.

Mr. Cafarelli stated that there is no action to be taken at this time by the Planning Commission. Mr. Pellissier agreed and recommended the resident take his request through the proper procedures to petition for ownership.

IV. OPPORTUNITY FOR COMMISSIONERS TO ADD AGENDA ITEMS:

None.

V. STAFF/COMMISSIONER REPORTS:

No reports were presented. Mr. Cafarelli did inform members that the Somersville Church is moving forward combining the two parking lots. This had come before the Planning Commission earlier this year.

VI. AUDIENCE PARTICIPATION:

None.

VII. CORRESPONDENCE AND BILLS:

None.

VIII. MINUTES APPROVAL: (5/27/10):

Mr. Pellissier asked the members for comments or corrections on the 5/27/10 Minutes. None were brought forth.

A motion was made by Mr. Genlot to approve the 5/27/10 Minutes as written; seconded by Mr. Salka, and then unanimously voted by members as approved.

IX. ADJOURNMENT:

A motion was made by Mr. Salka to adjourn; seconded by Mr. Genlot, and unanimously voted to adjourn the June 24, 2010 Regular Meeting of the Planning Commission at 7:26 pm.

Respectfully submitted,

William Salka, Secretary

Kimberly E. Dombek, Recording Secretary