

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

**PLANNING MINUTES
REGULAR MEETING
October 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 7:04 pm. Members W. Salka and Cliff Bordeaux were present and constituted a quorum. Also present, Doug Minich, of the First Selectman's Office as temporary Planning Commission liaison.

II. PUBLIC HEARING:

None.

III. NEW BUSINESS:

a. Application by Michael Redmond for expansion of the current paved parking area at 138 Main Street, Somers, CT. map 21, block 13A

Mr. Minich presented the Application and Site Plan to members for review. Mr. Redmond addressed the Commission and pointed out the current gravel parking area, which he is seeking to have paved. They are behind his business and will be used primarily by his employees and company vans. Mr. Pellissier asked members for any questions or issues they might have with this application. None were brought forth.

A motion was made by Mr. Bordeaux refer Mr. Redmond's Application back to the Zoning Commission with a positive recommendation; seconded by Mr. Genlot, and then unanimously voted by members as approved.

b. Application for lot configuration: lots 3 & 4, Old Farms Road. Map 7.

Mr. Minich presented the file to members to review, and pointed out that within the file, there is no proof that the Applicant owns both pieces of property. Mr. Bordeaux recalled for members that at the last meeting, with the applicant present, the Planning Commission advised him to return to the next meeting with the deed in hand. Mr. Pellissier suggested tabling this agenda item until it could be determined who owned the land. He then asked when the Application was originally filed; the Planning Commission needs to act within the regulated timeframe. Mr. Pellissier added that they might need to deny this application without prejudice, as the Applicant is running out of time.

Viewing the application, Mr. Bordeaux stated August 30, 2010 was the activation date. He suggested tabling it until the next meeting, and the Commission could deny the Application without prejudice at that time, if necessary.

A motion was made by Mr. Salka to modify the order of tonight's agenda, move Discussion to follow Correspondence and Bills; seconded by Mr. Bordeaux, and unanimously voted as approved.

IV. STAFF/COMMISSIONER REPORTS:

As part of Staff Reports, Mr. Minich informed members that the Town has hired a new Town Engineer, Jeff Bord, who will start on Monday, October 18, 2010. Mr. Board was most recently with Fuss & O'Neill and the Town of Enfield. Mr. Minich added that Mr. Bord will be at the November Planning Commission meeting.

Mr. Minich pointed his role of reviewing all of the Town's Boards and Commissions. He noted that the Planning Commission needs to have a member sit on the Conservation Commission, and asked for a recommendation he could take back to the First Selectman. Both Mr. Bordeaux and Mr. Pellissier thought that Mr. Sutter (not present) had expressed an interest in that role, and this had been discussed at a Planning meeting. Mr. Minich asked the Recording Secretary if she would research the minutes of late 2009. Ms. Dombek agreed to do so and report her findings to Mr. Minich and Commission members.

V. CORRESPONDENCE AND BILLS:

Mr. Minich presented the following invoice for payment:

Journal Inquirer	\$62.96
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A motion was made by Mr. Bordeaux to pay the invoice; seconded by Mr. Salka, and unanimously voted as approved.

VI. DISCUSSION:

a. Discussion on Plan of Conservation and Development (POCD)

Mr. Pellissier informed members that he had contacted Culver Modeset, Chairman of the North Central Land Trust, to discuss the Preservation of Meaningful Open Space for the Town in relation to development. Mr. Modeset agreed to send a representative to the next Planning meeting to determine what assistance/recommendations the North Central Land Trust might offer.

Mr. Pellissier pointed out that while the Planning Commission cannot create a POCD sub-committee, they can have a volunteer staff which could make non-binding recommendations to the Planning Commission. He added his concern of new development, and the need to look at it in light of Open Space. He finished stating that the North Central Land Trust is a good alliance to have in place. He then asked members about inviting representatives to the next Planning meeting. Both Mr. Bordeaux and Mr. Salka concurred that was a good course of action.

A motion was made by Mr. Bordeaux representative(s) of the North Central Land Trust to the next Planning meeting to share ideas; seconded by Mr. Salka, and unanimously voted as approved.

Mr. Bordeaux suggested that the Planning Commission needed to have further discussion regarding Housing Opportunity Development Zone which would permit affordable housing development in Town. He added that the Town is open to this type of development due to the current percentage of Affordable

Housing in Town. He stated they should discuss this further with the new Town Engineer and perhaps put it on a future agenda.

VII. MINTUES APPROVAL: (8/5/10, 9/9/10, 9/23/10):

A motion was made by Mr. Bordeaux to modify the Agenda, to add the 9/9/10 Minutes; seconded by Mr. Salka, and unanimously voted as approved.

a. 8/5/10 Minutes:

It was determined these Minutes needed to be tabled as a Mr. Salka had not been present at this meeting, and therefore could not vote.

b. 9/9/10 Minutes:

Mr. Pellissier asked members for comments or changes to the 9/9/2010 Minutes. None were brought forth.

A motion was made by Mr. Bordeaux to approve the 9/9/10 Minutes as written; seconded by Mr. Salka, and then unanimously voted by members as approved.

c. 9/23/10 Minutes:

It was determined these Minutes needed to be tabled as a Mr. Bordeaux had not been present at this meeting, and therefore could not vote.

VIII. ADJOURNMENT:

A motion was made by Mr. Salka to adjourn; seconded by Mr. Bordeaux, and unanimously voted to adjourn the October 14, 2010 Regular Meeting of the Planning Commission at 7:32 pm.

Respectfully submitted,

William Salka, Secretary

Kimberly E. Dombek, Recording Secretary