

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

**PLANNING MINUTES  
REGULAR MEETING  
October 28, 2010  
TOWN HALL – 7:00 pm**

**I. CALL TO ORDER:**

Greg Genlot called the regular meeting of the Planning Commission to order at 7:00 pm. Member William Salka and alternate member, Tim Caravella, seated for Brad Pellissier were present and constituted a quorum. Also present, Jeff Bord, Town Engineer, and First Selectman, Lisa Pellegrini.

**II. PUBLIC HEARING:**

None.

**III. NEW BUSINESS:**

- a. Proposed lot consolidation for Frank Vono: 112 Main Street, Somers, CT map 21, block 19, and 11 Maple Street, Somers, CT map 21, block 21 to allow additional parking for his business at 112 Main Street, Somers, CT.**

Mr. Bord distributed copies of the Application and Site Plan. He explained that Mr. Vono purchased the abutting property and was proposing consolidation of the properties. They are seeking to add additional parking spaces at both the business and the residence. Mr. Bord added that the Zoning Commission had accepted the Application; their only comments were a suggestion that only 2 parking spaces be created for the residence. Mr. Bord showed members where spaces have been laid out in gravel next to the house and then in front of a shed in the back. He explained the tenant has 3 vehicles and wants to park in front.

Moving to the business lot, Mr. Bord showed where, gravel in place, Mr. Vono is requesting the additional parking spaces for his employees and his business. Mr. Caravella asked if the business had enough parking already, viewing the legend that showed 18 spaces needed. Mr. Bord stated that Mr. Vono needs the additional spaces for his employees. Mr. Genlot said M. Vono would need to leave the gravel, and questioned impervious coverage. Mr. Caravella asked how the spaces would be designated. Mr. Board said a curb stop was proposed. He pointed out the new spaces on the Site Map: #s 9-11 as paved, #s 12-21 as gravel.

Mr. Genlot asked for additional comments or questions. None were brought forth.

*A motion was made by Mr. Caravella to refer Mr. Vono's Application for Proposed Lot Consolidation back to the Zoning Commission with the following stipulations:*

- a) new spaces #12-21 to remain as gravel;*
- b) new spaces must be 20 feet in from the road;*
- c) new spaces must be a minimum of 10 feet off the property line.*

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

**b. Julie E. MacCormack: Change of use of garage to retail at 179 Main Street, Somers, CT, Map 22-Block 42.**

Mr. Bord distributed copies of the Application and Site Plan. He explained the applicant's desire to convert a separate garage to retail use, 2200 sq., leaving 1400 sq. for storage. Members then focused on the parking as outlined on the Plan. Members identified a number of spaces where it appeared difficult to maneuver in and out of. Mr. Genlot questioned a proposed space in the loading area. He stated it needs to be either a loading area or a parking area. Mr. Salka asked if the paved area stops at space #13. Mr. Caravella answered yes, per the Map, and suggested paving beyond that area. He added that would solve the loading area issue.

*A motion was made by Mr. Salka to refer Ms. MacCormack's Application back to the Zoning Commission with the following recommendation:*

- a) the loading area should not be used for parking as well ;*
- b) remove 2-3 spaces (#s22-24) in back;*
- c) #s 25 & 26 consider changing angle in opposite direction;*
- d) Extend pavement beyond #13 to the west.*

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

**c. Kuldeep Sandju: Special Use Permit for Package store 102 Main Street, Somers, CT, Map 21-Block 20.**

Mr. Bord distributed copies of the Application and Site Plan. The Applicant, Mr. Sandju, addressed the commission. He informed members that the site previously was a restaurant, and he is proposed using 1800 square feet for a package store. The current kitchen would be used as cold storage. Mr. Genlot noted there appeared to be plenty of parking.

Mr. Caravella questioned distance from any school or churches. Mr. Genlot said the site is more than the 1,000 feet from any school.

*A motion was made by Mr. Caravella to refer Ms. Sandju's Application back to the Zoning Commission with a positive recommendation for Special Permit; seconded by Mr. Salka, and then unanimously voted by members as approved.*

**d. Edwin & Sharon Miller: Lot Reconfiguration for Stafford/Rocky Dundee Rd., Somers, CT, 1<sup>st</sup> parcel Map 250, Block 155, 2<sup>nd</sup> parcel Map 158, Block 374.**

Mr. Bord distributed copies of the Application and Site Plan. The Applicants, Mr. & Mrs. Miller, addressed the commission. Mr. Miller pointed out the 2 lots, a residence and a building lot. He stated they wanted to split off 2 acres from the building lot and add it to the residence lot. Mr. Bord stated he had received a memo from Steve Jacobs, Town Sanitarian who had viewed the site and found it to meet the Health Codes.

Mr. Genlot stated they are simply drawing a new site line between their 2 parcels. He asked if they planned on building on the building lot. Mr. Miller said no, they were only interested in adding acreage to their residence lot.

*A motion was made by Mr. Salka to approve the Millers' Lot Reconfiguration; seconded by Mr. Caravella, and then unanimously voted by members as approved.*

#### **IV. DISCUSSION:**

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

Mr. Salka informed members that no member of the North Central Land Trust, was able to attend tonight's meeting. But that it still was the intent of the Planning Commission to seek their input and ideas regarding Preservation of Meaningful Open Space for the Town in relation to development.

#### **V. STAFF/COMMISSIONER REPORTS:**

None

#### **VI. CORRESPONDENCE AND BILLS:**

Mr. Bord presented the following invoice for payment:

JobPro	\$42.19
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*A motion was made by Mr. Salka to pay the invoice; seconded by Mr. Caravella, and unanimously voted as approved.*

Ms. Pellegrini informed members of a Training Day – CT Land Use School to be held at Central in November. She thought it would be of interest to members, and would also offer to members of the Zoning Commission. Mr. Genlot and Mr. Caravella expressed an interest in attending, and Ms. Pellegrini agreed to email a link for more information.

#### **VII. MINTUES APPROVAL: (8/5/10, 9/23/10, 10/14/10):**

##### **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. 9/23/10 Minutes:**

Mr. Genlot asked members for comments or changes to the 9/23/2010 Minutes. None were brought forth.

*A motion was made by Mr. Salka to approve the 9/23/10 Minutes as written; seconded by Mr. Genlot, and then unanimously voted by members as approved.*

**c. 10/14/10 Minutes:**

It was determined these Minutes needed to be tabled as neither Mr. Genlot or Mr. Caravella had been present at this meeting, and therefore could not vote.

**VIII. ADJOURNMENT:**

*A motion was made by Mr. Salka to adjourn; seconded by Mr. Caravella, and unanimously voted to adjourn the October 28, 2010 Regular Meeting of the Planning Commission at 7:42 pm.*

Respectfully submitted,

William Salka, Secretary

Kimberly E. Dombek, Recording Secretary