

TOWN OF SOMERS
PLANNING COMMISSION

REGULAR MEETING
THURSDAY, MAY 26, 2011
7:00PM TOWN HALL

I. CALL TO ORDER:

Chairman, Brad Pellissier called the regular meeting of the Planning Commission to order at 7:00 pm. Members William Salka, Cliff Bordeaux, Greg Genlot and Scott Sutter, were present and constituted a quorum. Also present, Jeff Bord, Director of Public Works/Town Engineer.

II. NEW BUSINESS:

a. Request for a 90 day extension for filing of sub-division mylars for 225 and 251 Field Road, Somers, CT.

A motion was made by Cliff to accept the 90 day extension, so mylars won't have to be filed twice. It was seconded by William and was unanimously accepted by the rest of the members. Motion was granted.

b. Michael Leaska: Re-subdivision application #414, High Meadows Crossing at 375 Four Bridges Road & 8, 24, 27 High Meadows Crossing, Map 7-Block 53A, Lots 6, 7, 11, 12.

Michael Leaska spoke on behalf of himself. He wants to take 4 lots and sub-divide them into 2 each. He wants to also swap a lot with his neighbor's lot. Greg suggested that he does the land swap before his public hearing and to also make all the changes to the maps before the public hearing. Glen mentioned a draining problem on lot 53 and Mr. Leaska mentioned that he put in storm drainage and curtain drains already to address that issue and that its upgraded already, in case his upgrade is accepted to sub-divide his lots. The commission wants to check with Steve Jacobs, because he has already visited the site and reviewed the maps. Brad mentioned that everything looks ok and that Mr. Leaska and the owners of some of his lots, need to send out notices within 2 business days and if that is done, the hearing will take place on June 9, the next commission meeting.

Greg made a motion to have the hearing for Mr. Leaska set to June 9, 2011 at 7:00 pm. The motion was seconded by Scott and anonymously accepted by all members. Motion was granted.

III. OLD BUSINESS: None

IV. DISCUSSION:

a. Plan of Conservation and Development (2004)

Currently done already and still working on these subjects:

- a. Community needs section:
 1. Elderly Housing
 2. Active adult community- Woodcrest
 3. Low Income Housing
 4. Smaller 55+ Community Housing
 - a. Build it in case person becomes handi-capped and needs access. Needs to be built with handi-capped funding and aging in place.
- b. Flexibility bonuses-regulations were changed
- c. Facility needs
 1. New soccer fields
 2. New Sports fields
 3. Enlarged library
 4. Enlarge town hall (didn't happen)
 5. Adjust town hall parking lot size (possibly get rid of soccer field since new one was being built to open up more parking spots.
- d. Re-doing the community needs survey.
 1. mail or do phone survey
 2. address issues in the recreational department
 3. Possible internal survey and give it to each of the department heads
 4. Survey people in library to find out what they need there.
- e. Do something with the mill over the Scantic River
- f. Affordable housing
- g. Plan is to bring in the old survey and give copies to the department heads for incite and ask what they want to see on new survey.
- h. Invite Lisa, Town First Selectman, to the next meeting for her incite.

b. Review of by-laws:

See hand out from Jeff Bord, entitled, Somers Planning Commission By-Laws. Red lettering is for newly added/accepted by-laws. Blue is going to get deleted and no longer valid. On page 2 the commission wants to add to D and maybe add the titles above it for examples like Conviction of a Felony Crime, Breach of Ethics. On page 6, the commission wants to ask Attorney Landolina about the ruling based on audience participation for the agenda items, and if they are allowed to comment on them or not. Brad also wants to take out #8 so there isn't a repeat in the agenda. Brad announced that they should look over these by-laws for the next meeting so they can make changes all at once.

V. STAFF COMMISSION REPORTS:

Special Use Permit for Pleasant View Farms for their flea markets and music festivals. Hearing is set for June 6th, hearing for the Zoning Commission. Also a letter from Gillette Brook about the Northern Connecticut Land Trust and the Greenway Creation.

VI. AUDIENCE PARTICIPATION: None

VII. CORRESPONDENCE/BILLS:

Public Notice for Gingras Development LLC for Elderly Restricted Housing on Eleanor Road for \$62.96 signed by Bradley.

VIII. MINUTE APPROVAL: None because no typed up minutes. Danielle Martin will have them typed up for next meeting.

IX. ADJOURNMENT:

Scott made a motion to adjourn the meeting. William seconded that motion and the motion was accepted unanimously by all members and the May 26, 2011 meeting ended at 8:06 pm.

Respectfully submitted,

William Salka, Secretary

Danielle Martin, Recording Secretary

MINUTES ARE NOT OFFICAL UNTIL APPROVAL AT A SUBSEQUENT MEETING