

TOWN OF SOMERS
PLANNING COMMISSION

REGULAR MEETING MINUTES

Thursday, February 12th, 2015

7:00PM TOWN HALL

I. CALL TO ORDER:

The meeting was called to order by Chairman Greg Genlot at 7:00PM. In attendance were Adam Van Wingerden, Clifford Bordeaux, William Salka and John Curran. Also in Attendance was Director of Land Use/Town Engineer Jeff Bord.

II. PUBLIC HEARING

The Public Hearing was opened by Chair, Greg Genlot reading the Public Notice that was published on January 29th, 2015 and February 5th, 2015. It read:

The Somers Planning Commission will hold a Public Hearing on Thursday, February 12, 2015 at 7:00PM in the Somers Town Hall, 600 Main Street, Somers, CT to receive public comments on the following:

Proposed Resubdivision Application #421, property of Mark, Brian and Scott Gallant, located at #88 King Road and Bradley Road, 6 lots, assessors map #11, lot #38A.

Said proposal can be viewed in the Land Use Office of the Town of Somers, Somers Town Hall. At this hearing, interested persons may be heard and written communications received.

Greg Genlot
Somers Planning Commission

- A. Resubdivision Application #421, Mark Brian and Scott Gallant, 88 Kin Road and Bradley Road, 6 lots, Map 11 Lot 38A.
- B. Michael Mocko, Ward Engineering, presented the plan documents and gave an overview of the plan.
20 acres will be split into 6 individual lots, all lots meeting requirements for setback, wetlands, erosion control, etc.

The Wetland Commission approval has been received.

The Town Sanitarian has approved the well locations, still waiting for final overall approval.

Michael Mocko will forward the Certified Mail receipts to Jeff Bord.

No public comments.

Clifford Bordeaux made a motion to continue the Public Hearing until 2/26/15. Adam Van Wingerden seconded. All were in Favor. The Public Hearing was closed at approximately 7:15.

III. AUDIENCE PARTICIPATION:

None

IV. OLD BUSINESS:

- A. Resubdivision Application #421, Mark, Brian and Scott Gallant, 88 King Road and Bradley Road, 6 lot, Map 11 Lot 38A
- B. Clifford Bordeaux made a motion to table the decision until the February 26th meeting. John Curran seconded. All were in favor.

V. NEW BUSINESS:

- A. Resubdivision Application #422, Jack R. and Joyce T. Sauve, #335 Stafford Road, 1 new lot, Assessors Map 12 Block 27 Lot 3.

Michael Mocko, Ward Engineering, gave an overview of the proposed lot. Present were the owners Jack R. and Joyce T, Sauve. This proposal will result in a 3 acre lot and a 14 acre lot backing to a Conservancy Land Trust parcel.

The detail plans were presented. Soil test has been completed. The lot meets requirements for frontage, erosion control, etc. There will be a 12% grade on the driveway. There are no wetlands on the property. There is an abutting stream but there is 100' buffer. There will be a March 12th Public Hearing for Zoning approval.

There were no questions from the Planning Commission.

Clifford Bordeaux made a motion to schedule a Public Hearing for the Planning commission on April 9th. The motion was seconded by Adam Van Wingerden. All were in favor.

- B. Zoning Commission referral for a Special Use Permit to open a Senior Adult Day Care Facility at #179 Main Street.

Jeff Bord, Town Engineer, presented the details of the Special Use Permit to the Planning Commission. The building is being renovated to meet ADA Standards. The applicants, George R. Wassmuth and Corinne Wassmuth were not in attendance.

The Day Care Facility will be a non-medical facility, open from Monday to Friday with possible weekend times if necessary.

Clifford Bordeaux made a motion to give a Positive Referral to Zoning. William Salka seconded. All were in favor.

VI. STAFF REPORTS/DISCUSSION:

A. Resubdivision Application #420, Estate of Jane Palmer at 106 Turnpike Road, sign-offs on Mylars and Open Space Lien regarding Resubdivision #421 were completed.

VII. APPROVAL OF MINUTES: January 8th, 2015

Clifford Bordeaux made a motion to accept the January 8th minutes as written. Adam Van Wingerden seconded. All were in favor.

VIII. ADJOURNMENT:

Adam Van Wingerden made a motion to adjourn the meeting. John Curran seconded. All were in favor. The meeting was adjourned at 7:25PM.