

TOWN OF SOMERS
PLANNING COMMISSION

REGULAR MEETING MINUTES

Thursday, March 12th, 2015

7:00PM TOWN HALL

I. CALL TO ORDER:

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

II. PUBLIC HEARING

The Public Hearing was opened by Vice Chair, Clifford Bordeaux on the following topic:

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 #38

Michael Mocko, Ward Engineering and Brian Gallant were present.

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 sitings.

III. AUDIENCE PARTICIPATION:

The following people participated in the discussion. All were against subdivision #421.

Janice Bradley	593 Springfield Road	Concerned about flooding, wildlife, and maintaining farmland.
Maryanne Deal	608 Springfield Road	Concerned about flooding and wildlife.
Pamela Graves	599 Springfield Road	Sister of Janice Bradley. Both have water in their basements.
James Klopfer	623 Springfield Road	Concerned about property values, odd shaped lots.
Vito Riccio	639 Springfield Road	Concerned about property values.

Mike Mocko, Ward Engineering had the maps to review with the participants. He pointed out that there could have been more lots on the 20 acres. Brian Gallant was careful not to impact wetlands, wildlife, etc. There will be conservation easements on the lots. It's up to the Town to enforce easements.

Mike Mocko pointed out that they are waiting for the snow to melt to enable Steve Jacobs, Town Sanitarian, to do two more test pits. Brian Gallant consented to the continuance of the Public Hearing.

William Salka made a motion to continue the Public Hearing at the next meeting, March 26th, Adam Van Wingerden seconded. All were in Favor. The Public Hearing was adjourned at approximately 7:50.

IV. OLD BUSINESS:

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

V. NEW BUSINESS:

- A. 2015 POCD
The Planning Commission acknowledged receipt from POCD Steering Committee. .
Approval will require a Public Hearing.

John Curran made a motion to set a public hearing for June 11th, 2015 for the proposed 2015 POCD. The motion was seconded by William Salka. All were in favor.

VI. STAFF REPORTS/DISCUSSION:

None

VII. APPROVAL OF MINUTES:

February 12th minutes corrections

II. A. Typo in King Street

II. B. In last sentence change 'was closed' to ended.

Adam Van Winderden made a motion to approve the minutes with revisions. Wm. Salka seconded. All were in favor.

VIII. ADJOURNMENT

Adam Van Winderden made a motion to adjourn the meeting. Wm. Salka seconded. All were in favor. The meeting was adjourned at 8:20.