

**TOWN OF SOMERS**  
**PLANNING COMMISSION**

**REGULAR MEETING MINUTES**

**THURSDAY APRIL 28, 2016**

**7:00 P.M. TOWN HALL**

**I. CALL TO ORDER:**

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

**II. AUDIENCE PARTICIPATION:** None

**III. NEW BUSINESS:**

- a. Lot Reconfiguration - #8 Stone Crossing, #199 & #207 Stafford Road, property of Mink Farm Associates, LLC. Rick Granger, representing Mink Farms Associates, LLC, described the proposed lot line reconfiguration, resulting in areas of three lots ranging from 1.55 acres to 1.93 acres, all with required frontage distances.

Clifford Bordeaux made a motion to approve Lot Reconfiguration Reconfiguration - #8 Stone Crossing, #199 & #207 Stafford Road, property of Mink Farm Associates, LLC. William Salka seconded the motion, all were in favor, motion passed.

- b. Lot Reconfiguration – #527 and #531 Main Street, property of 527 Main Street, LLC and 531 Main Street, LLC. Attorney John Parks, representing the property owners, explained the proposed property line change. Both lots involved are owned by the same owner and the lot areas after reconfiguration are 1.48 acres and 1.95 acres. The lot frontage distances stay the same.

Clifford Bordeaux made a motion to approve Lot Reconfiguration – #527 and #531 Main Street, property of 527 Main Street, LLC and 531 Main Street, LLC. William Salka seconded the motion, all were in favor, motion passed.

- c. Lot Reconfiguration – #32 & #80 Wood Road, property of Daniel A. Fraro. The proposed reconfiguration was described to the Commission, lot 148 increased from 52 acres to 55.7 acres and Lot 149 decreases from 6.7 acres to 3.0 acres.

Clifford Bordeaux made a motion to approve Lot Reconfiguration – #32 & #80 Wood Road, property of Daniel A. Fraro. John Curran seconded the motion, all were in favor, motion passed.

- d. Zoning Referral – James Newcity: application for a Home Occupation at 24 Mason Lane, Somers, Ct to conduct a New Home Contractor Business. James Newcity described his business and typical operation. He said that there will be no employees working at his house or trucks parked there.

Clifford Bordeaux made a motion to send the proposed Home Occupation at 24 Mason Lane with a favorable recommendation back to the Zoning Commission. Adam Van Wingerden seconded the motion, all were in favor, the motion passed.

- e. Zoning Referral – Driving Range 349 Main St LLC: application for modification to existing Special Use Permit to increase previously approved arcade addition from 10,000 square feet to 12,196 square feet to accommodate indoor carousel. Tim Coons from J.R. Russo Associates described the proposed modifications to the development and the proposed property line reconfiguration to accommodate the septic system design.

Clifford Bordeaux made a motion to send the proposed Driving Range 349 Main St LLC: application for modification to the existing Special Use Permit to increase previously approved arcade addition from 10,000 square feet to 12,196 square feet to accommodate indoor carousel with a favorable recommendation back to the Zoning Commission along with the lot line reconfiguration. William Salka seconded the motion, all were in favor, the motion passed.

**IV. STAFF REPORTS/DISCUSSION:** None

**V. APPROVAL OF MINUTES:** March 10, 2016 minutes

Adam Van Wingerden made a motion to accept the minutes as submitted, Clifford Bordeaux seconded the motion. All were in favor. The motion carried.

**VI. ADJOURNMENT**

Clifford Bordeaux made a motion to adjourn the meeting, Adam Van Wingerden seconded the motion. All were in favor. The meeting was adjourned at 7:21 P.M.