

**TOWN OF SOMERS PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**THURSDAY, OCTOBER 13, 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 Jeff Bord Director of Land Use/Town Engineer.

**II. PUBLIC HEARING:**

- a. Proposed modification of the existing special use permit and existing ACH approval for Shady Lake, LLC located at 31 South Road.

Dan Avery representing Shady Lake, LLC, described the proposed change to condition approval no. 9. They proposed to complete all of the improvements for the first 1,200 feet of the development including the top course of pavement, sidewalk and the emergency access prior to the issuance of building permit for unit no. 12. They will then start construction on the second phase and complete all of the remaining work prior to issuance of the building permit for unit no. 22. Dan said that they would start phase 2 and build approximately 500 feet of road up to the binder course level of pavement. The other revision to the condition of approval is to remove the walking trail from the plans.

Chairman Greg Genlot opened the Public Hearing for public comment.

Alan Friedman from 19 Lake Drive spoke in favor of the proposed change. He said that the developer does a good job and wants the road finished.

John Lynch from 15 Lake Drive spoke in favor of the proposed change. He recommended that condition no. 10 be changed to the 22<sup>nd</sup> unit instead of the 32<sup>nd</sup> unit.

Daniel Tebaldi from 15 Lake Drive spoke in favor of the proposed change. He said that he was in favor of removing the walking trail.

Sharon Newcity from 8 Lake Drive spoke in favor of the proposed change. She said that the walking trail is not necessary and want the emergency access and sidewalk completed.

Gary Prior from 7 Lake Drive spoke in favor of the proposed change. He said that the trail removal was ok with him.

Bud Knor from 11 Lake Drive wanted to make sure that the developer is responsible if the existing road get damaged during phase 2 construction.

Clifford Bordeaux made a motion to close the public hearing, seconded by William Salka, all were in favor, the motion carried.

### **III. AUDIENCE PARTICIPATION: None**

### **IV. OLD BUSINESS:**

- a. Proposed modification of the existing special use permit and existing ACH approval for Shady Lake, LLC located at 31 South Road.

Clifford Bordeaux made a motion to approve the proposed condition of approval no. 9 which reads “Prior to the issuance of the building permit for the 12<sup>th</sup> unit, all of the utilities and road construction work shall be completed up to Sta. 12+00 and certified by the developer’s engineer that it has been constructed according to the plans and specifications. Work includes completion of the detention basins, and all utilities including lighting and storm sewer, road base, binder and top courses of pavement, curbing, sidewalks and completion of the entryway landscaping and emergency access. Prior to the issuance of the building permit for the 22<sup>nd</sup> unit all remaining utilities and road construction work shall be completed.” The motion was seconded by Adam Van Wingerden. All were in favor and the motion carried.

### **V. NEW BUSINESS:**

- a. Zoning Referral for the application of Cello Partnership d/b/a/Verizon Wireless for a Special Use Permit for the installation of a wireless telecommunications facility at the Somers Congregational Church at 599 Main Street, Somers, CT. The facility will consist of two (2) antennas and two (2) remote radio heads located inside the Church bell tower. Equipment associated with the antennas and radio heads would be located inside of the Church building.

Alexander Judd representing Verizon described the proposal of installing antennas in the Church bell tower. He showed the Commission an increased service map which will be a result of their proposed antenna installation.

Clifford Bordeaux made a motion to send the Verizon proposal back to the Zoning Commission with a favorable recommendation. Adam Van Wingerden seconded the motion. All were in favor and the motion carried.

- b. Subdivision Bond Reduction for the Camerota Subdivision, Sam Meadow Road, property of Mary A. Camerota Trustee and Mary A. Camerota Family Trust, located at 266 George Wood Road.

Jeff Bord, Town Engineer, told the Commission that Sam Meadow Road is completed as approved. The top course of pavement and as-built plan still need to be completed. I recommend that the subdivision bond be reduced to \$108,963.

Clifford Bordeaux made a motion to approve the proposed subdivision bond reduction down to \$108,963. John Curran seconded the motion. All were in favor and the motion passed.

#### **VI. STAFF REPORTS/DISCUSSION:**

The commission reviewed and approved the Planning Commission meeting schedule for 2017.

#### **VII. APPROVAL OF MINUTES:** September 8, 2016 minutes

Adam Van Wingerden made a motion to accept the September 8, 2016 minutes as revised, correcting who abstained from the approval of the August 11, 2016 of minutes, from Adam Van Wingerden to William Salka. The motion was seconded by William Salka. All were in favor and the motion carried, Clifford Bordeaux abstained.

#### **VIII. ADJOURNMENT**

William Salka made a motion to adjourn the meeting, Adam Van Wingerden seconded the motion. All were in favor. The meeting was adjourned at 7:35 P.M.

Respectfully Submitted;

William Salka, Secretary

**MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING**