

TOWN OF SOMERS PLANNING COMMISSION
MEETING MINUTES
THURSDAY, AUGUST 9, 2018, 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, Vice Chairman Clifford Bordeaux, William Salka and James MacFeat. Also in attendance was Jeff Bord, Director of Land Use/Town Engineer.

II. PUBLIC HEARING:

- a. Proposed One Lot Resubdivision at #491 South Road, Land of Charles M. Cohen Revocable Trust, Assessors Map 2, Lot 85.

Attorney Bruce Fader representing the applicant presented the proposed resubdivision along with Eric Peterson, P.E. from Gardner and Peterson Associates, LLC, the project engineer and surveying company. The existing property located at #491 South Road is made up of a residence and veterinary clinic, the proposal is to divide the property into two lots. The residence lot will have 10.78 acres and the veterinary clinic will have 1.31 acres. An easement will be established where the existing combined driveway is located today. Lot 1 has 305.45' of frontage and Lot 2 will have a total of 200', 175' south of Lot 1 and 25' north of Lot 1. Attorney Fader feels that the open space regulations do not apply to this resubdivision because the existing properties are already developed. Attorney Fader further described and discussed the proposal.

Chairman Greg Genlot opened up the Public Hearing for comments for and against the proposed resubdivision.

Stefanie Luth from #475 South Road spoke in favor of the resubdivision and only questioned the possible driveway location adjacent to her property.

Clifford Bordeaux made a motion to continue the Public Hearing until September 13, 2018 at 7:00 P.M., William Salka seconded the motion, and all were in favor, the motion passed. The Public Hearing was continued.

III. AUDIENCE PARTICPATION: None

IV. OLD BUSINESS:

- a. Discussion/Decision: Proposed One Lot Resubdivision at #491 South Road, Land of Charles M. Cohen Revocable Trust, Assessors Map 2, Lot 85.

Discussion regarding the resubdivision and open space regulations continued with a request from the Commission for Jeff Bord to contact the Town Attorney and get his opinion of the relevance of our regulations in this case.

Clifford Bordeaux made a motion to table the application until September 13, 2018, William Salka seconded the motion, and all were in favor, the motion passed.

V. NEW BUSINESS:

- a. Zoning Referral for Site Plan Application #18-00 by Steve Riley at #21 Eleanor Road for a proposed Self Storage Facility.

Dan Jamison from Design Professionals, Inc., presented the proposed self-storage facilities at #21 Eleanor Road. There will be four storage buildings constructed on the 5.7 acre property. There will be no disturbance of wetlands soil. The storm water will transfer runoff through catch basins and pipes leading to a water quality basin. There will be zero increase of peak runoff for the 2, 10, 25, 50 and 100 year storms.

William Salka made a motion to send Site Plan Application #18-00 by Steve Riley at #21 Eleanor Road for a proposed Self Storage Facility back to the Zoning Commission with a favorable recommendation, Clifford Bordeaux seconded the motion. All were in favor. The motion carried.

VI. STAFF REPORTS/DISCUSSION: None

VII. APPROVAL OF MINUTES:

Clifford Bordeaux made a motion to approve the minutes of July 12, 2018 meeting, Jim MacFeat seconded the motion. All were in favor. The motion carried.

VIII. ADJOURNMENT

Clifford Bordeaux made a motion to adjourn the meeting, William Salka seconded the motion. All were in favor. The meeting was adjourned at 8:05 P.M.

Respectfully Submitted;

William Salka, Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING