

TOWN OF SOMERS PLANNING COMMISSION
MEETING MINUTES
THURSDAY, SEPTEMBER 13, 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, 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. Attorney Fader discussed the open space fee and presented an appraisal prepared by Robert Morra of Morra Associates from Vernon CT. The appraised value of the land to be resubdivided is \$120,000. Attorney Fader requested that the Commission consider something less than the 10% of the appraised land value, for an open space fee allowed in the regulations. The Town Attorney Carl Landolina responded to the applicants request to waive the open space fee with an e-mail stating that the open space requirement is in the Somers Subdivision regulations and cannot be waived.

Chairman Greg Genlot opened up the Public Hearing for comments. No one spoke in favor or against the resubdivision.

William Salka made a motion to close the Public Hearing, James MacFeat seconded the motion. A vote was taken and all were in favor, the motion passed. The Public Hearing was closed.

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. The Commission discussed the resubdivision and open space regulations and decided that 10% of the appraised land value will be used for the open space fee in lieu of open space land.

William Salka made a motion to approve the Proposed One Lot Resubdivision at #491 South Road, Land of Charles M. Cohen Revocable Trust, Assessors

Map 2, Lot 85 with an open space fee of \$12,000, James MacFeat seconded the motion. A vote was taken and all were in favor, the motion passed.

V. NEW BUSINESS:

- a. Zoning Commission Referral for Special Use Permit/Home Occupation #18-003 for Cory Twiss DBA CT Sealcoat at #11 Bradfield Drive, Somers, CT.

The Commission discussed the proposed home occupation sealcoat business use and had concerns about any hazardous business material possibly being stored on the property.

William Salka made a motion to send Special Use Permit/Home Occupation #18-003 by Cory Twiss DBA CT Sealcoat at #11 Bradfield Drive back to the Zoning Commission with a favorable recommendation with a condition that no hazardous business material will be stored on the property, James MacFeat seconded the motion. A vote was taken and all were in favor, the motion passed.

VI. STAFF REPORTS/DISCUSSION:

The Commission discussed resurrecting the proposed Town of Somers Camp Aya Po subdivision lots along Stafford Road. Jeff Bord said that he would start working on subdivision plans for the five lots along Stafford Road that were proposed back when the Camp Aya Po property was acquired in 2014.

VII. APPROVAL OF MINUTES:

William Salka made a motion to approve the minutes of August 9, 2018 meeting, Jim MacFeat seconded the motion. A vote was taken and all were in favor, the motion passed.

VIII. ADJOURNMENT

William Salka made a motion to adjourn the meeting, James MacFeat seconded the motion. A vote was taken and all were in favor. The meeting was adjourned at 7:50 P.M.

Respectfully Submitted;

William Salka, Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING