

**TOWN OF SOMERS PLANNING COMMISSION**  
**MEETING MINUTES**  
**THURSDAY, NOVEMBER 8, 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, Clifford Bordeaux, William Salka, Adam Van Wingerden and James MacFeat. Also in attendance was Jeff Bord, Director of Land Use/Town Engineer.

**II. AUDIENCE PARTICPATION:** None

**III. OLD BUSINESS:** None

**IV. NEW BUSINESS:**

- a. Board of Selectman Referral for Town Bond Issue Projects, \$6,000,000 for Various School Improvements and \$4,000,000 for Road and Bridge Improvements.

Michael Marinaccio presented and described the Bond Issue Projects. He stated that a comprehensive needs study of all of the schools was completed a couple of years ago and was approved by the Board of Education. The recommended \$6,000,000 of various school improvements will be on a 2 to 4 year program for completion. The High School track, being one major improvement, was discussed. The \$4,000,000 of proposed roadway improvements will consist of chip sealing and pavement milling and overlay of the main connector roads over a 2 to 3 year period. Public Works had a road inventory completed and these improvements are a result of the inventory.

Clifford Bordeaux made a motion to send the referral back to the Board of Selectman with a favorable recommendation. The motion was seconded by William Salka. A vote was taken and all were in favor, the motion passed.

Clifford Bordeaux made a motion to move up the Frieda B. application on the agenda. William Salka seconded the motion. A vote was taken and all were in favor, the motion passed.

- b. Zoning Referral: Frieda B., LLC, Special Use Permit application for conservatory to be located at 952 Main Street, Somers.

Paula LaJoie representing Frieda B., LLC, explained proposed Special Use Permit application for the 952 Main Street project. The existing barn on the property has been renovated and is what their company has been looking for. They propose to have educational classes made up of adults and youths with proposed parking shown on the submitted plan. Education material is proposed to be sold during the classes.

Greg Genlot was concerned about allowing retail sales in a residential zone, which is not allowed in the Zoning regulations.

Clifford Bordeaux made a motion to send Frieda B., LLC, Special Use Permit application for a conservatory to be located at 952 Main Street back to the Zoning Commission with the only concern being related to allowing retail sales in a residential zone. William Salka seconded the motion. A vote was taken and all were in favor, the motion passed.

- c. Camerota Resubdivision, Sam Meadow Road, Town Acceptance.

Jeffrey Bord, Town Engineer, informed the Planning Commission that Sam Meadow Road was constructed as part of the Camerota Resubdivision and all improvements have been completed and the road can now be accepted by the Town. After the Planning Commission makes a decision it will go to the Board of Selectman for final acceptance. The remaining bond in the amount of \$108,963 can be released.

William Salka made a motion to accept Sam Meadow Road as a Town road and release the \$108,963 performance bond. The motion was seconded by Clifford Bordeaux. A vote was taken and all were in favor and the motion passed.

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

The Planning Commission signed the Cohen Resubdivision mylars and Chairman Greg Genlot signed the open space lien to be filed in the Town Clerks office.

## **VI. APPROVAL OF MINUTES:**

William Salka made a motion to approve the minutes of September 13, 2018 meeting, Jim MacFeat seconded the motion. A vote was taken and all were in favor, the motion passed.

## **VII. ADJOURNMENT**

Adam Van Wingerden made a motion to adjourn the meeting, Clifford Bordeaux seconded the motion. A vote was taken and all were in favor. The meeting was adjourned at 7:40 P.M.

Respectfully Submitted;

William Salka, Secretary

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