

**TOWN OF SOMERS
PLANNING COMMISSION
MINUTES - REGULAR MEETING
Thursday, January 9, 2020
7:00 PM - Somers Town Hall Auditorium**

I. CALL TO ORDER

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

II. AUDIENCE PARTICIPATION (only items not on the agenda) - None

III. OLD BUSINESS:

1. Zoning Referral for application #19-012: Hillsdale College, 33 E College Street, Hillsdale, MI. Pursuant to section 214- 98 B (3) of the Zoning regulations, applicant is seeking a Special Use Permit to allow operation of a religious institution at 700 Hall Hill Road, Somers, CT.
2. Zoning Referral for application #19-013: Hillsdale College, 33 E College Street, Hillsdale, MI. Pursuant to section 214- 98 B (3) of the Zoning regulations, applicant is seeking a Special Use Permit to allow operation of a religious institution at 708 Hall Hill Road, Somers, CT.
3. Zoning Referral for application #19-014: Hillsdale College, 33 E College Street, Hillsdale, MI. Pursuant to section 214- 98 B (3) of the Zoning regulations, applicant is seeking a Special Use Permit to allow operation of a religious institution at 732 Hall Hill Road, Somers, CT.
4. Zoning Referral for application #19-015: Hillsdale College, 33 E College Street, Hillsdale, MI. Pursuant to section 214- 98 B (3) of the Zoning regulations, applicant is seeking a Special Use Permit to allow operation of a religious institution at 740 Hall Hill Road, Somers, CT.

Jay Ussery and John Parks presented the Hillsdale plans and a discussion was held regarding the proposal. A traffic study was completed and the Towns

consultant, Hesketh Associates, completed a review of the report which stated that there would not be a significant increase and would not cause any traffic issues.

Greg Genlot stated that he is in favor of using the existing driveways instead of building a new road at the Bilton Road intersection.

Clifford Bordeaux made a motion to send applications #19-012, #119-13, #119-14 and #119-15: Hillsdale College, 33 E College Street, Hillsdale, MI. Pursuant to section 214- 98 B (3) of the Zoning regulations, applicant is seeking a Special Use Permit to allow operation of a religious institution at 700 Hall Hill Road, Somers, CT back to the Zoning Commission with a favorable recommendation with the condition the existing driveways would be used for access. The motion was seconded by William Salka. A vote was taken and all were in favor.

William Salka made a motion to move Old Business Item 5, the Zoning Regulations review, to after the New Business items. The motion was seconded by Clifford Bordeaux, a vote was taken and the motion passed.

IV. NEW BUSINESS:

1. Zoning Referral for application #20-001: Gingras Development, Eleanor Road, Somers, CT. Proposed Text Amendment to add Article XXVI – Detached Housing Development Zone (DHD). applicant is seeking.

Donald Poland representing Gingras Development presented the proposed text amendment which would allow for low density detached and semi-detached housing for young professionals and empty nesters. This is proposed for the Eleanor Road property owned by Gingras Development.

The Planning Commission wanted more time to review their proposal. Clifford Bordeaux made a motion to table this item until the February Planning Commission meeting. The motion was seconded by William Salka. A vote was taken and the motion passed.

2. Zoning Referral for application #20-002: Dan Eastman, 40 Hallie Lane, Somers, CT. Pursuant to Somers Zoning Regulations, Article XII Earth Removal and Filling, seeking a Special Use permit to allow blasting and excavation of material, to be relocated on same property.

Jay Ussery representing Dan Eastman, from 40 Hallie Lane, described their proposal to blast 19,000 Cu. Yds. of rock from an existing area north of house at #40 and #42 and move the blasted rock to other areas of #42, to the north and west of the house. The existing rock area will be lowered down by 20' and topsoil placed to create a lawn and usable area.

William Salka made a motion to table this Zoning Referral until the February Planning Commission meeting. Clifford Bordeaux seconded the motion. A vote was taken and the motion passed.

3. Zoning Referral for application #20-003: Dan Eastman, 42 Hallie Lane, Somers, CT. Pursuant to Somers Zoning Regulations, Article XII Earth Removal and Filling, seeking a Special Use permit to allow blasting and excavation of material, to be relocated on same property.

A report from Steve Jacobs, Town Sanitarian, regarding the existing wells in the area was discussed regarding arsenic, uranium and radon.

Greg Genlot spoke about the "Removal of earth products" prohibition in the existing "A" Residential Zone and that the Planning Commission would need further clarification of this issue from the Town Attorney.

Clifford Bordeaux made a motion to table this Zoning Referral until the February Planning Commission meeting. William Salka seconded the motion. A vote was taken and the motion passed.

OLD BUSINESS (continued)

5. Zoning Referral for review and comments of the revised Town of Somers Zoning Regulations.

The revised Zoning regulations were discussed by the Planning Commission Members and Jeff Bord.

Clifford Bordeaux made a motion to send the revised Zoning Regulations back to the Zoning Commission with a favorable recommendation with the following conditions.

- Keep the new residential house structure minimum square foot areas the same as shown in the present regulations.

- Keep the full basement foundation requirement the same as shown in the present regulations.
- Keep the same “A” Zone prohibition of “Removal of Earth Products” as shown in the present regulations.

The motion was seconded by William Salka. A vote was taken and the motion passed.

6. STAFF REPORT/DISCUSSION - None

7. MINUTES APPROVAL: December 12, 2019

Clifford Bordeaux made a motion to approve the December 12, 2019 minutes as presented. William Salka seconded the motion. A vote was taken and the motion passed.

8. ADJOURNMENT

Clifford Bordeaux made a motion to adjourn, William Salka seconded the motion, a vote was taken and the motion passed, the meeting was adjourned at 8:03 P.M.

Respectfully Submitted;

William Salka, Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING