

**TOWN OF SOMERS
PLANNING COMMISSION
MINUTES - REGULAR MEETING
Thursday, February 13, 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, Adam Van Wingerden and James MacFeat. 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 #20-001: Gingras Development, Eleanor Road, Somers, CT. Proposed Text Amendment to add Article XXVI – Detached Housing Development Zone (DHD).

Donald Poland representing Gingras Development presented and discussed 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.

Jeff Bord recommended revising the first paragraph and removing the young professionals and empty nesters reference. The issue of visitor parking was also discussed.

Clifford Bordeaux made a motion to send Zoning Referral #20-001 by Gingras Development, Eleanor Road, Somers, CT. Proposed Text Amendment to add Article XXVI – Detached Housing Development Zone (DHD) back to the Zoning Commission with a positive recommendation including the revision to the first paragraph removing the reference to young professionals and empty nesters. The motion was seconded by James MacFeat. 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.

John Parks and Tim Coons and representing Dan Eastman, from 40 Hallie Lane, discussed the proposal to blast 19,000 C.Y's of rock at #40 and #42 Hallie Lane and place it on #42 Hallie Lane.

Clifford Bordeaux made a motion to send the 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 back to the Zoning Commission with a favorable recommendation because this proposal is allowed in the "A-1" Zone. James MacFeat 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.

John Parks and Tim Coons and representing Dan Eastman, from 42 Hallie Lane, discussed the proposal and referenced the letter from Town Attorney Carl Landolina which stated that Earth Removal and Filling is not allowed in the "A" Residential Zone. John Parks stated that he does not agree with the Town Attorneys opinion.

Clifford Bordeaux made a motion to send the 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 back to the Zoning Commission with a unfavorable recommendation because this proposal is not allowed in the "A" Zone. James MacFeat seconded the motion. A vote was taken and the motion passed.

IV. NEW BUSINESS:

Lot Line Reconfiguration for #700 Hall Hill Road owned by S. Prestley and Helen Blake and #732 and #740 Hall Hill Road owned by Hillsdale College.

Tim Coons from JR Russo and Associates presented and described the proposed lot line reconfiguration, #740 Hall Hill Road and a portion of #700 Hall Hill Road will be combined with #732 Hall Hill Road.

Jeff Bord stated that Steve Jacobs, Town Sanitarian, has reviewed and approved the proposal as related the sanitary sewer systems.

Clifford Bordeaux made a motion to approve the Lot Line Reconfiguration for #700 Hall Hill Road owned by S. Prestley and Helen Blake and #732 and #740 Hall Hill Road owned by Hillsdale College as presented. Adam Van Wingerden seconded the motion. A vote was taken and the motion passed.

V. STAFF REPORT/DISCUSSION -

Jeff Bord showed the Commission the revised Hillsdale plan which deleted the driveway at Bilton Road and added the reconstruction and utilization of the existing driveway.

VI. MINUTES APPROVAL: January 9, 2019

Clifford Bordeaux made a motion to table the January 9, 2019 minutes as presented. Jim MacFeat seconded the motion. A vote was taken and the motion passed.

VII. ADJOURNMENT

Clifford Bordeaux made a motion to adjourn, Adam Van Wingerden seconded the motion, a vote was taken and the motion passed, the meeting was adjourned at 7:40 P.M.

Respectfully Submitted;

William Salka, Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING