

TOWN OF SOMERS - PLANNING COMMISSION
MEETING MINUTES
Thursday, October 14, 2021



CALL TO ORDER: 7:02 pm

Members present: Brad Pellissier, Adam VanWingerden, Jim MacFeat, and Bill Salka
Also present Jennifer Roy, ZEO Absent, Pat Pio

Public hearing:

1. Application #429 for a proposed 1 Lot Re-subdivision: Rumore, 242 Billings Road, Somers.

Bill Salka made a motion to open the public hearing, Adam VanWingerden seconded, all in favor, public hearing opened at 7:02pm.

Jay Ussery of J.R. Russo & Associates presented revised site plan to the commission on behalf of the Rumore's. Presentation given and discussion was held. Brad Pellessier commented on the Open Space requirement or fee-in-lieu of open space. Renee Remore responded to the commission; her father currently lives in the home and the intent is for one of their children to live in this home in the future.

No one present to speak in favor or opposition. Bill Salka made a motion to close the public hearing, Adam VanWingerden seconded, all in favor, public hearing closed at 7:09pm

2. Application #430 for a proposed 1 Lot Re-subdivision: Daniel Fraro, 80 Wood Road, Somers.

Bill Salka made a motion to open the public hearing, Jim MacFeat seconded, all in favor, public hearing opened at 7:09pm.

Jay Ussery of J.R. Russo & Associates presented revised site plan to the commission on behalf of the applicants Dan Fraro and T-Square Builders. Abutters have been notified, Conservation Commission gave Wetlands approval and an appraisal was prepared and presented to the commission. Discussion was held.

No one present to speak in favor or opposition. Jim MacFeat made a motion to close the public hearing, Adam VanWingerden seconded, all in favor, public hearing closed at 7:15pm.

Discussion/possible decision:

Application #429 for a proposed 1 Lot Re-subdivision: Rumore, 242 Billing Road, Somers.

Discussion was held among commission members. Brad Pellissier recommends the commission approve the re-subdivision contingent upon an appraisal of the property, and a caveat that 10% fee-in-lieu of open space be placed on the land records should the property be sold to a non-family member.

Bill Salka made a motion to approve application #429 Rumore, for a 1 lot re-subdivision with the condition that a caveat be placed on the land records for a fee-in-lieu of open space in the amount of 10% of the appraised value. Jim MacFeat seconded, all in favor, motion carried.

Application #430 for a proposed 1 Lot Re-subdivision: Daniel Fraro, 80 Wood Road, Somers

Brief discussion was held. Adam VanWingerden made a motion to approve application #430 Fraro, for a 1 lot re-subdivision with the condition that a caveat be placed on the land records for a fee-in-lieu of open space in the amount of 10% of the appraised value; in the amount of \$3500. Jim MacFeat seconded, all in favor, motion carried.

New Business:

Application for a proposed reconfigurations of land for David Worthington, 17 County Road, Somers.

Attorney Wendell Avery present to speak on behalf of the application. Attorney Avery explained that the map as presented reflects the proposed reconfiguration, absent two items requested by staff. The inset of the entire property boundaries including 23 County Road which is the property conveying to Mr. Worthington, as well as a signature block for commission and staff upon approval.

Bill Salka made a motion to approve the application of David Worthington, 17 County Road for a lot reconfiguration as proposed, with the condition that the site plan be approved by staff prior to filing on the land records. Adam VanWingerden seconded, all in favor, motion carried.

Bill Salka made a motion to add an agenda item; pending lot reconfiguration for Sonny's Place, 349 Main Street. Adam VanWingerden seconded, all in favor, motion carried.

Jennifer Roy presented the commission with a proposed site plan for Sonny's Place, 349 Main Street. The proposed lot reconfiguration will be adding approximately 3.5 acres. Staff has

reviewed the site plan, and requests the map title be modified to remove “Bumper Boats and Mini-Golf Expansion”. Brief discussion was held.

Minutes approval: Adam VanWingerden made a motion to approve September 9, 2021 minutes as written. Jim MacFeat seconded, all in favor, motion carried.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn, Bill Salka seconded, all in favor, meeting adjourned at 7:36pm.

Respectfully submitted,
Jennifer Roy

Minutes are not official until approved at a subsequent meeting.