

TOWN OF SOMERS - PLANNING COMMISSION
MEETING MINUTES
Thursday, January 14, 2021
7:00 PM – TELECONFERENCE



CALL TO ORDER: 7:09 pm

Members present: Greg Genlot, Adam VanWingerden, Jim MacFeat also Jennifer Roy, ZEO

AUDIENCE PARTICIPATION (only items not on the agenda) None

PUBLIC HEARING:

1. Gingras Development, 19 Royal Manor, Somers, CT; pursuant to Somers Zoning Regulations Article XXVI, applicant is seeking Special Use Permit for a Detached Housing Development Zone, to be known as Soapstone Estates, on a 22.5± acre parcel located at 23 Eleanor Road, Somers, CT.

Tom Carengo, Gingras Development present to speak, along with Attorney George Schober and Wes Wentworth, Architect. Attorney Schober explained this is basically the same as the Age Restricted Development approved 15 years ago. Attorney Schober presented a summary of compliance with regulations, exhibit 1.

Wes Wentworth gave a presentation of the revised plans.

The following residents spoke:

Geoff Elia, 20 Mason Lane, Somers – asked questions regarding the grading plan and plantings.
Chris Smith, 38 Bailey Lane, Somers – discussed concerns about project timeline and buffers.
Mike and Lisa Burzynski, 65 Scully Road – concerned about how close to property line they will build and the wetlands.
Colin Darling, 16 Mason Lane, Somers – asked about phase 1 and phase 2.

Adam VanWingerden made a motion to close public hearing, Jim MacFeat seconded, all in favor, public hearing closed at 7:57pm

Discussion was held among the commission members.

Jim MacFeat made a motion to amend the agenda to add “Discussion/Possible Decision” to allow action on the application. Adam VanWingerden seconded, all in favor, agenda amended.

Adam VanWingerden made a motion approve the Special Use Permit for Gingras Development to construct a 25 unit Detached and Semi-Detached Housing Development at 23 Eleanor Road, Somers, with the following conditions:

(conditions cont'd)

1. Revise Eleanor Road note on sheets 3, 4, 5, 8 & 9 from resurface to reconstruct road.
2. Fire Chief John Roache to approve the hydrant locations.
3. Bond amount to be approved by Town's Consulting Engineer and properly posted.
4. Street lighting plan be submitted.

Jim MacFeat seconded the motion, all in favor, Special Use permit approved with conditions.

NEW BUSINESS:

Zoning referrals 1. for revised regulations and 2. for zoning map. Jennifer Roy addressed the commission, explained the only change from last draft is the Zoning Commission has taken the advice of our consultant, and removed the minimum square footage requirement on new construction of homes, and put back the full basement requirement.

Jim MacFeat made a motion for a positive referral of the Zoning Regulations draft, as submitted. Adam VanWingerden seconded, all in favor, motion carried.

Adam VanWingerden made a motion a positive referral the revised Zoning Map. Jim MacFeat seconded, all in favor, motion carried.

Zoning referral application #21-001 Mark and Karen Murdoch, proposed text amendment to the following sections of the Somers Zoning regulations; 214-4, 214-84, 214-87 and 214-98(B) to allow farm Winery and Vineyard/Brewery as a permitted use in all zones.

Brief discussion was held. Adam VanWingerden made a motion for a positive referral for application #21-001 Mark and Karen Murdoch to allow Farm Winery/Farm Brewery as a permitted use, with a Special Use Permit, in all zones. Jim MacFeat seconded, all in favor, motion carried.

APPROVAL OF MINTUES: December minutes tabled to next meeting

ADJOURNMENT: Adam VanWingerden made a motion to adjourn, Jim MacFeat seconded, all in favor, meeting adjourned 8:13pm.

Respectfully submitted,
Jennifer Roy

Minutes are not official until approved at a subsequent meeting.