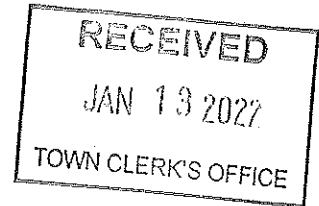


TOWN OF SOMERS - PLANNING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, January 12, 2022
6:00 PM – Town Hall



CALL TO ORDER: 6:00 pm

Members present: Brad Pellissier, Pat Pio, Adam VanWingerden and Jim MacFeat.

Also Jennifer Roy, ZEO, Staff Liaison. Absent: Bill Salka

NEW BUSINESS:

1. Proposed 1 lot Subdivision for parcel located at 600 Hall Hill Road, Somers, owner Christopher Williams.

Jay Ussery of J.R. Russo & Associates present to discuss the application, and 1 lot subdivision plan. This is the first division of land after the first free cut. Mr. Ussery explained the lot sizes, and area requirements. Mr. Ussery discussed the fee in-lieu of open space; requesting the mylar reflect the need for appraisal should his client, Christopher Williams choose to sell the property and not keep it for himself.

Jennifer Roy explained the among the past few subdivision applications, a real estate comparison report has been used. Ms. Roy further explained the difficulty with placing a caveat on the land records without a specific fee amount.

Further discussions were held regarding the fee in-lieu of open space as well as the need for public hearing as it is the commission's decision to hold a hearing or not. The commission members agreed there was no need for a public hearing.

Jim MacFeat made a motion to approve the 1 lot subdivision application and plan for Christopher Williams, 600 Hall Hill Road, with the condition that an appraisal be filed with the Land Use Office and a 10% fee in-lieu of open space be placed on the mylar and land records. Adam VanWingerden seconded the motion. All in favor, motion carried.

APPROVAL OF MINTUES: November 18, 2021. Adam VanWingerden made a motion to approve the minutes as written. Jim MacFeat seconded. All in favor, motion carried.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn, Jim MacFeat seconded, all in favor, meeting adjourned 6:20pm.

Respectfully submitted,
Jennifer Roy

Minutes are not official until approved at a subsequent meeting.