

TOWN OF SOMERS - PLANNING COMMISSION
MEETING MINUTES
Thursday, April 13, 2023, 6:30pm



CALL TO ORDER: 6:30 pm

Members present: Brad Pellissier, Adam VanWingerden, Pat Pio and Bill Salka.

Also Jennifer Roy, ZEO, Staff Liaison.

Absent: Jim MacFeat

PUBLIC HEARING:

Re-subdivision application #PL23-001 – 278 George Wood Road. Jay Ussery from JR Russo & Associates present to speak for the Eastwoods. Mr. Ussery explained this will be a transfer of land to a family member, therefore, no fee-in-lieu of open space will be required. Mr. Ussery further explained that they have received all other required approval and a variance from the ZBA for the driveway. A brief discussion was held.

Seeing no one present to speak, Bill Salka made a motion to close the public hearing, Pat Pio seconded, all in favor, motion carried.

Brad Pellessier asked the commission if they had any items they'd like to discuss. No comments by the commission; Pat Pio made a motion to approve application #PL23-001 for a re-subdivision of land at 278 George Wood Road. Adam VanWingerden seconded, all in favor, motion carried.

Application #PL23-002 – Turnpike Road and Main Street seeking a 5 lot subdivison. Attorney John Parks present representing the applicant D & S Development. Attorney Parks provided a packet of information regarding the wetlands portion of the property, explaining the results from when they went before the conservation commission. Statutory requirements were discussed.

Jay Ussery gave an overview of the subdivision to the commission. Fee-in-lieu of Open Space was discussed. Jennifer Roy questioned that the appraisal is typically performed before any approval of subdivision. Discussion was held. Brad Pellissier stated that this could be done at the same time and noted on the mylars that are filed.

Bill Salka made a motion to approve application #PL23-002 for a 5 lot sub-division, with the condition that it meets the Fire Marshal requirements for apparatus and that an appraisal take place for the fee-in-lieu of open space. Pat Pio seconded, all in favor, motion passed.

NEW BUSINESS:

Hitching Post Lane – road acceptance. Jennifer Roy provided report from DPW Direction Todd Rolland that the catch basins need to be cleared of debris. Bill Salka made a motion to approve the acceptance of Hitching Post Lane and refer to the Board of Selectmen for final approval, with

the condition the catch basins be cleared first. Adam VanWingerden seconded, all in favor, motion carried.

Expired subdivision plan – 218 Wood Road. Attorney John Parks address the commission regarding the history of the subdivision, including a drainage easement that was on the original plan. The subdivision was never filed on the land records when it was approved in March 2002, therefore it is expired. Discussions were held, and the general consensus of the commission is that a new application be made, for the lots as they exist today, for approval.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn, Bill Salka seconded, all in favor, meeting adjourned 7:55pm.

Respectfully submitted,
Jennifer Roy

Minutes are not official until approved at a subsequent meeting.