

TOWN OF SOMERS - PLANNING COMMISSION
MEETING MINUTES
Thursday, September 14, 2023, 6:30pm



CALL TO ORDER: 6:35 pm Members present: Brad Pellisier, Bill Salka, Adam VanWingerden, and Jim MacFeat. Also present: Jennifer Roy, Staff Liaison
Absent: Pat Pio

NEW BUSINESS

Application for Lot Reconfiguration: 131, 145, 155, 175 Highland View Drive.

Mike Smith from Smith & Associates present to discuss application. This is for a lot reconfiguration, no new lots are being created, all lots conform to health and zoning requirements. A brief discussion was held. Jennifer Roy confirmed that this has been reviewed and approved by Andrea Vitrano, Town Sanitarian.

Bill Salka made a motion to take the agenda out of order and vote on Highland View Drive lot reconfiguration. Adam VanWingerden seconded, all in favor, motion passed.

Bill Salka made a motion to approve the Highland View Drive lot reconfiguration. Adam VanWingerden seconded, all in favor, motion passed.

Bill Salka made a motion to add an agenda item; accepting an application for Lot Reconfiguration of 268 Stafford Road. Jim MacFeat seconded, all in favor motion passed. Adam VanWingerden recuses himself.

Jay Ussery from JR Russo & Associates present to discuss application. This is currently a 16.5 acre lot with a single family residence. The proposed reconfiguration will reduce this lot to 1.4 acres, and the remaining 10.2 acres will be combined with property on Hampden Road. Both owned by Grower Direct. The soil testing and B100a requirements have been met, and Mr. Ussery has gone over this with Andrea Vitrano.

Bill Salka made a motion to approve the reconfiguration, contingent upon final approval from Town Sanitarian. Jim MacFeat seconded. Salka, MacFeat and Pellissier in favor, VanWingerden abstained, motion passed.

Todd Rolland, Director of Public Works and Land Use - §8-24 referrals:
Town of Somers Senior Community Center project
Somers Board of Education Elementary School HVAC project

Todd Rolland advised the commission that the first 8-24 referral for the Somers Senior Community Center project was presented to the Planning Commission at an earlier meeting. Mr. Rolland provided the commission with a handout showing the proposed project, and explained this will go to a town meeting and then referendum in November.

Discussions were held. Brad Pellessier expressed concern about the name of the building and the space/size of the project.

Bill Salka made a motion to provide a positive referral, with a request that the name of the building be re-visited. Adam VanWingerden seconded, all in favor, motion passed.

Stephanie Levin, Business Manager for the School District provided a handout to the commission, explaining they've been working on this project since September 2021. This project will also go to referendum in November.

Discussions were held. Jim MacFeat expressed concerns about the cost of this project for an older building.

Bill Salka made a motion to provide a positive referral, Jim MacFeat seconded, all in favor, motion passed.

Affordable Housing Plan

Brad Pellessier explained to the commission that all municipalities are to have an Affordable Housing Plan. Mr. Pellessier advised that he and Jennifer Roy have begun discussions with a consultant as to how to move forward with creating this plan. Ms. Roy explained that there will be a few community meetings held to begin to inform the residents of the town about Affordable Housing, and what it would look like for Somers. Brief discussion ensued.

APPROVAL OF MINUTES: July 13, 2023 Adam VanWingerden made a motion to approve minutes as written. Jim MacFeat seconded, all in favor, motion passed.

ADJOURNMENT Adam VanWingerden made a motion to adjourn, Jim MacFeat seconded, all in favor, meeting adjourned 7:22pm.

Respectfully submitted,
Jennifer Roy

Minutes are not official until approved at a subsequent meeting.