



TOWN OF SOMERS - PLANNING COMMISSION
MEETING MINUTES
Thursday, November 9, 2023, 6:30pm

CALL TO ORDER: 6:33pm Members present: Brad Pellissier, Adam VanWingerden, and Pat Pio Also present: Jennifer Roy, Staff Liaison
Absent: Jim MacFeat and Bill Salka

Brad Pellissier explained the legal notice listed 7pm for the public hearing, therefore the commission will handle regular agenda items first. Adam VanWingerden made a motion to take the agenda out of order, Pat Pio seconded, all in favor motion carried.

APPROVAL OF MINUTES: October 12, 2023 Pat Pio made a motion to approve minutes as written, Adam VanWingerden seconded, all in favor, motion carried.

PUBLIC HEARING: opened 6:40pm

Application for 1 Lot Re-Subdivision – Kintgios, 218 Wood Road, Somers

Jay Ussery from JR Russo and Associates, representing Nick Kintgios. Mr. Ussery gave a presentation on the proposed 1 lot subdivision. Mr. Ussery explained the topography, drainage, and proposed location for dwelling and septic system.

Discussion was held regarding the history of this lot, including a water pipe easement that has existed for years. The water pipe runs from a spring, down the road, and across 218 Wood Road, providing water to another lot.

Jeff Bord, Consulting Engineer for the Town of Somers comments/review entered and read into the record. Exhibit A.

A copy of the easement found on the land records; vol. 95 page 483 provided by Mr. Ussery. Exhibit B.

Maps of the original proposed 8 lot subdivision provided by John Parks. Exhibit C.

Discussions continued regarding the easement and possible location of the water pipe. Adam VanWingerden expressed concern that the property owner take responsibility for ensuring the water pipe remains, and any development is done without damaging it.

Discussion was held regarding the requirement for fee-in-lieu of open space.

Adam VanWingerden made a motion to waive the requirement for fee-in-lieu of open space. Pat Pio seconded, all in favor, motion carried.

Brad Pellissier asked for any additional public comments. No other public comments.

Adam VanWingerden made a motion to close the public hearing. Pat Pio seconded, all in favor, motion carried.

DISCUSSION/POSSIBLE DECISION:

Application for 1 Lot Re-Subdivision – Kintgios, 218 Wood Road, Somers

The commission members discussed the facts that have been presented.

Adam VanWingerden made a motion to approve the application of Nick Kintgios, for a 1 lot re-subdivision at 218 Wood Road, with the condition that the probable location of the water pipe easement be noted, including the volume and page of the land records, on the mylar. Pat Pio seconded, all in favor, motion carried.

ADJOURNMENT

Respectfully submitted,
Jennifer Roy

Minutes are not official until approved at a subsequent meeting.