

**TOWN OF SOMERS  
CONSERVATION COMMISSION**

**REGULAR MEETING MINUTES  
OCTOBER 3, 2012  
7:00 PM TOWN HALL**

**I. CALL TO ORDER**

The regular meeting was called to order by Chairman Todd Whitford. Members present were Candace Aleks, Dan Fraro, Greg Genlot, and Henry Broer. Also present was David Askew, Wetlands Agent.

**II. OLD BUSINESS: NONE**

**III. NEW BUSINESS**

**1. Application #661: Marielle Morgan: House, drive, and septic within upland review area. 80 Old Hampden Road.**

Marielle Morgan was present for the meeting. Tim Coon from JR Russo & Associates was present representing Marielle Morgan and Peter Bouler. The property is on an unimproved, gravel section of Old Hampden road. The lot is 16.6 acres and it is currently wooded and sloped from the east to west. Thrasher Brook comes through the property. The wetlands associated with the proposal have been reviewed by Mr. Askew.

The proposal is to split the property into two lots. "Parcel A" is 6.09 acre lot and "Parcel B" is 10.52 acre. The proposed house on parcel B will be approximately 2000-2500 square ft. There is no specific house proposal for parcel A at this time and it is unlikely that there will be proposed regulated activities within the upland review area on this lot.

The consulting soil scientist, John Ianni has prepared a wetland report addressing alternatives, wetland functions, and wetland impacts. Based on the recommendation of Mr. Ianni, the driveway has been shifted further away from the wetland (about 50 ft). Mr. Ianni concludes that there will be no adverse impacts to wetlands provided that the driveway is a minimum of 50 feet from the wetland. Mr. Askew concurs with this conclusion and further commented that the clearing limits for the house have been identified and are expected to be maintained as shown. Mr. Coon commented that the driveway approach is fairly flat so there should be minimal runoff into the wetlands. The driveway will not be paved to reduce potential runoff.

Mr. Morgan commented that the goal of this development is to keep the beauty and nature surrounding the homes. Minimal clearing will be done.

**2. Application #662: 349 Main Street LLC. New parking lot in upland review area. 349 Main Street.**

Tim Coon was present representing this proposal for extra parking at Sonny's Place. The Zoning and Planning Commissions were concerned there was not adequate parking, so a new proposal is being presented to solve the problem.

Mr. Coon is proposing an expansion of the current paved area. This part of the expansion will be eight spaces in order to bring a new curb cut out onto Main Street as an exit only. It is also proposed to put 60 spaces of overflow parking in a gravel lot on the east side of the intermittent stream. The gravel parking lot will be between 60'-120' from the intermittent stream. David Askew reminded the Commission that during the discussion of alternatives related to the prior parking lot expansion, it was represented to the Commission that additional parking spaces on the east side of the wetland were not practical for operation of the facility.. Commission members discussed alternate places for parking such as in back to the property. Mr. Coon discussed a possible lot line configuration.

Drainage systems were discussed. Mr. Askew shared concern about runoff into the stream from the parking lot. Mr. Askew suggested Mr. Coon look into a stone trench for infiltration or other "low impact development" methods for dealing with drainage.

#### **IV. AUDIENCE PARTICIPATION: NONE**

#### **V. STAFF/COMMISSION REPORT**

David Askew summarized the Wetland Agents report with commission members.

#### **VI. CORRESPONDENCE AND BILLS**

There was a nice letter from Mr. Zimko regarding his finished boat launch project at Mill Pond. There was a bill from the Journal Inquirer for 70.83.

*A motion was made by Dan Fraro to pay the bill. Seconded by Greg Genlot, all in favor, motion carried.*

#### **VII. MINUTES-SEPTEMBER 5, 2012**

*A motion was made by Dan Fraro to accept the minutes as written. Seconded by Greg Genlot, all in favor, motions carried.*

#### **VIII. ADJOURNMENT**

*A motion was made by Candace Aleks to adjourn the regular meeting at 7:42 pm. Seconded by Henry Broer, all in favor, motion carried.*

Respectfully submitted,  
Julie Sarno, Recording Secretary

**MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.**