

**TOWN OF SOMERS
PLANNING COMMISSION
P.O. BOX 308
SOMERS, CONNECTICUT 06071**

**PLANNING MINUTES
REGULAR MEETING
Thursday, March 9, 2006
7:00 p.m. Town Hall**

I. CALL TO ORDER

Chairman Karl Walton called the regular meeting to order at 7:06 p.m. Members Cliff Bordeaux, Karl Walton, and Alternates Greg Genlot (seated for Michelle Hayward), and Joe Iadarola (seated for Brad Pellissier) were present and constituted a quorum. Town Planner Patrice Carson was also present.

II. OLD BUSINESS

a. Discussion/Possible Decision: Subdivision Application #390: 6-Lots, LaCabana Road, (off Mountain View Road), Jalbert

Mrs. Carson noted that the open space fee has been determined and the bond has been set at \$408,908.00. The relocation of the septic system needs to be completed before the Mountain View Road re-grading work. In addition, she is awaiting the Quitclaim Deed for the strip of land between the street line and the road. The applicant will have to check with the Selectmen regarding streetlights. The Fire Department was unable to obtain a written easement for the dry hydrant, so this condition will not be included in the approval.

A motion was made by Joe Iadarola, seconded by Cliff Bordeaux and unanimously voted to approve Rodney Jalbert's 6-lot subdivision, application #390, in accordance with the plans known as "Jalbert Heights", Prepared For Robert Jalbert, Somers, Conn.", dated: 7-20-05 & 1-9-06, Revised: through 2-17-06, 11 sheets, which is conditional on the following:

1. A note shall be placed on the plans:
"The filing of a \$47,500.00 fee in lieu of open space (\$7,916.66 per lot) is required to be paid to the Town of Somers upon the sale or transfer of each lot."
The Town of Somers shall also place a notice on the land records to insure payment.
2. The fee for the appraisal for open space shall be paid in full and proof of payment shall be submitted to the planning office.
3. The signatures of the Town Engineer and Town Sanitarian shall be on the plans signifying their approval of the plans in accordance with Section 213-19 of the Subdivision Regulations.
4. All appropriate seals and signatures of the design professionals for this plan shall be on the plans.

5. A bond for road, utility and site improvements in the amount of \$408,908.00 acceptable to the Planning Commission and Town Engineer and in a form acceptable to the Town Attorney shall be filed with the Planning Office as required by Section 213-54 prior to the commencement of any construction, including construction of any public improvements.

6. The relocation of the leaching system serving the Machnicki property shall be done prior to the re-grading of Mountain View Road.

7. The subdivision lot lines and road shall be depicted on the key map.

8. Language shall be added to Note #2: "The maximum grade for a driveway shall not exceed 15% if paved and 10% if unpaved in accordance with the Town of Somers Driveway Ordinance."

9. A Quit Claim Deed shall be provided to the Town of Somers for the strip of land between the road pavement and the street line established by the subdivision plans running along the entire frontage of the property on Mountain View Road.

10. In accordance with Section 213-46. the developer shall install streetlighting as required and approved by the Selectmen.

The Commission waives the requirement in Section 213-22.C. of the Subdivision Regulations which requires, where practicable lot lines to be either at right angles or radial to street lines.

The Planning Commission finds with these conditions the plan meets the requirements of the Somers Subdivision Regulations.

b. Zoning Referral: Site Plan Application for Outdoor Growing Areas and Gravel Bank, 164 Hampden Road, Grower Direct Farms

Mrs. Carson presented copies of the Town Engineer's March 9, 2006 letter in which he noted the erosion and sedimentation control plans have been included on the submitted plans. She added that she has spoken with David Askew, Mike Mocko and Mr. Strauss today and all are ok with the revised plans. David Askew visits the site regularly and will monitor progress. Mrs. Carson suggested to Mr. Van Wingerden and Mr. Mocko that before any work is done, they should check with Mr. Askew. Discussion followed as to which sheets of the plans Mr. Askew has seen and it was noted that he will need a full set of plans.

The bond figure has been set at \$12,000.00 and it is anticipated that this will be an 18 to 20 month project, based upon the plans.

A motion was made by Cliff Bordeaux, seconded by Greg Genlot and unanimously voted to recommend to the Zoning Commission approval of the gravel operation with a bond amount of \$12,000.00 and approval from David Askew.

c. Resubdivision Application #391: 2-Lots, 92 Field Road, Percoski

The Commission reviewed the plans for the 2-lot resubdivision with one existing home situated over 100 feet from the wetlands. The applicant is proposing to divide the parcel in half to create an additional house lot.

The applicant has already submitted a letter to the water company and many of the housekeeping items have been addressed. Merv had a concern about the placement of a monument and has spoken with someone from BSC Group about it directly.

A public hearing is required because it is a resubdivision. Mrs. Carson has contacted the appraiser for the open space fee.

A motion was made by Cliff Bordeaux, seconded by Greg Genlot and unanimously voted to schedule a public hearing for the next Planning meeting on March 23, 2006 at 7:00 p.m. in the Town Hall.

d. Other - No other Old Business was presented.

III. NEW BUSINESS

a. Subdivision Application #392: 1-Lot, 183 Mountain Road, DeWitt

Engineer Ed Lally presented plans for the one-lot subdivision on Mountain Road, which consists of 4-1/2 acres of land. The lot was never approved as a building lot. The applicant has given notice that Mr. Lally is to act on her behalf regarding this application, and Mr. Lally submitted a copy of this letter to Mrs. Carson.

A soil scientist has flagged the wetland on the site and they have checked the Land Records to verify the existence of an easement enabling access to cross Gillette Brook with a driveway for accessing the home. The driveway will approach the home from the side, rather than from the front of the home.

The applicant is seeking a variance from the Zoning Board of Appeals for the common drive.

Staff has not yet reviewed the plans and it is expected that a fee in lieu of open space rather than land would be acceptable. Mr. Lally agreed and the Commission asked Mrs Carson to order the appraisal. No public hearing will be required.

b. Other - No Other New Business was presented.

IV. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT

A reminder was given that the next meeting is scheduled for March 27, 2006.

V. STAFF/COMMISSIONER REPORTS - No reports were given.

VI. AUDIENCE PARTICIPATION - There was none.

VII. CORRESPONDENCE AND BILLS

Mrs. Carson would like to attend a March 24, 2006 meeting on Town and Land Trust Partnerships to Preserve Open Space sponsored by the CCAPA at South Congregational Church in Hartford. The fee is \$35.00. A motion was made by Cliff Bordeaux, seconded by Greg Genlot and unanimously voted to pay the \$35.00 fee and send Mrs. Carson to the meeting.

Notice was also given of the March 23, 2006 evening CFPZA meeting. It was noted that the Planning Commission has a regularly scheduled meeting that evening as well.

A bill was presented from the Journal Inquirer for the February 9, 2006 meeting in the amount of \$259.71. A motion was made by Cliff Bordeaux, seconded by Joe Iadarola and unanimously voted to pay the bill.

VIII. MINUTES APPROVAL

- A motion was made by Greg Genlot, seconded by Cliff Bordeaux and unanimously voted to approve the February 23, 2006 Planning minutes as presented.

IX. ADJOURNMENT

A motion was made by Cliff Bordeaux, seconded by Greg Genlot and unanimously voted to adjourn the March 9, 2006 Planning Commission meeting at 7:55 p.m.

Respectfully submitted,

Brad Pellissier, Secretary

Robin Timmons, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.