

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

**PLANNING MINUTES
REGULAR MEETING
Thursday, May 11, 2006
7:00 p.m. Town Hall**

I. CALL TO ORDER

Chairman Karl Walton called the regular meeting to order at 7:02 p.m. Members Cliff Bordeaux, Mike Collins, Karl Walton, and Alternates Greg Genlot (seated for Brad Pellissier), and Georgeanne Kuzman (seated for Michelle Hayward) were present and constituted a quorum. Town Planner Patrice Carson was also present.

II. OLD BUSINESS

a. OTHER

Ms. Carson mentioned that she received an email from Michelle Hayward stating that she was considering changing her current member status on the Planning Commission to that of an alternate. Ms. Carson stated that she would discuss this issue with Ann Logan, research the bi-laws, validate party affiliation/ member seniority, and come to the next Planning Commission meeting prepared to discuss Ms. Hayward's request further.

III. NEW BUSINESS

**a. ZONING REFERRAL: SPECIAL USE PERMIT APPLICATION FOR
CONSTRUCTION TRAILER, SHAKER ROAD (SOMERS VILLAGE ARH PROJECT),
GINGRAS DEVELOPMENT, LLC**

Zoning regulations require a Special Use Permit for a temporary construction trailer, for which Gingras Development has applied, located at the beginning of the development, until they get a model unit built. This permit is good for one year and they expect to utilize the trailer for about 6 months. It will have electricity but no bathrooms.

Ms. Carson added that it could save time if, in the future when construction trailers were going to be utilized for such projects, permits were included in the application with the subdivision.

A motion was made by Mr. Bordeaux, seconded by Mrs. Kuzman and unanimously voted to recommend to the Zoning Commission approval of Gingras Development, LLC's Special Use Permit application for a

construction trailer in the Somers Village Age Restricted Housing Project on Shaker Road.

b. ZONING REFERRAL: SPECIAL USE PERMIT APPLICATION FOR NURSERY SCHOOL/DAY CARE, 27 QUALITY AVENUE, BONAZELLI

Ms. Carson distributed a letter from Steve Jacobs, Registered Sanitarian, addressed to Ralph P. Guisti dated May 11, 2006. Ms. Carson explained that there was no issue with using the space but that there would be issues internally in regards to public health. In addition, there would need to be WPCA approval and a public hearing for the site in regards to assessment for water and sewer.

The nursery school/daycare would be located on the lower half of the downstairs level. There would be 14 spots in the back for parking and the playground would be accessed by adding stairs to an existing concrete walk-way and following them to the upper level. A 4-foot chain link fence would be positioned around the play area and camouflaged by 6-foot hedges. The playground, approximately 750 square feet, would accommodate 10 children at a time. If the nursery school/daycare expanded, the children would be brought out in shifts to meet code regulations.

A motion was made by Mr. Bordeaux, seconded by Mr. Genlot and unanimously voted to recommend to the Zoning Commission approval of Bonazelli's Special Use Permit application for a nursery school/day care at 27 Quality Avenue with the stipulation that WPCA approval is still needed.

c. ZONING REFERRAL: SPECIAL USE PERMIT APPLICATION TO BUILD NEW SOLAR HOME WITH NO BASEMENT, 87 PIONEER HEIGHTS, GRANT

Zoning regulations require that every new home built has a full basement. Exceptions by Special Use Permit are allowed for solar homes. The homeowner is seeking to build an all-solar home which requires a concrete slab to build in the heat tiles and radiant borings for storage. The Commission reviewed blue prints of the home which is a ranch style home, consisting of a great room, kitchen, living room, bedroom, and an office.

A motion was made by Mr. Bordeaux, seconded by Mrs. Kuzman and unanimously voted to recommend to the Zoning Commission approval of Grant's Special Use Permit application to build a new solar home with no basement at 87 Pioneer Heights.

d. ZONING REFERRAL: SPECIAL USE PERMIT APPLICATION FOR GRAVEL BANK, SOUTH ROAD, BORDEAUX FARM

e. ZONING REFERRAL: SPECIAL USE PERMIT APPLICATION FOR GRAVEL BANK, EGYPT ROAD, CHARTER

f. ZONING REFERRAL: SPECIAL USE PERMIT APPLICATION FOR GRAVEL BANK, SOUTH ROAD, PLEASANT VIEW FARMS REALTY

g. ZONING REFERRAL: SPECIAL USE PERMIT APPLICATION FOR GRAVEL BANK, STAFFORD/ROOT/WOOD ROADS, WOOD GRAVEL OPERATION LLC

Items d.e.f. and g. were deferred until Mr. Strauss' report was available.

h. RELEASE OF MAINTENANCE BOND, MOUNTAIN VIEW ESTATES, MILLER DRIVE & ORCHARD VIEW, GINGRAS

Ms. Carson explained that the Town holds a \$94, 095.00 maintenance bond for the Miller Drive Subdivision. This road has been in for at least 18 months in accordance with the Subdivision Regulations. Mr. Strauss and Public Works have completed the final review, catch basins have been cleaned, letter of certification for monuments and pins have been received and there has been approval for construction of the road. It is time now to release the bond.

A motion was made by Mr. Genlot, seconded by Mr. Bordeaux and unanimously voted to approve the release of Robert D. Gingras' bond of \$94, 095.00 for Miller Drive and Orchard View in the Mountain View Estates Subdivision. The Commission also recommends the same to the Boards of Selectman for their approval, in accordance with recommendations from the Town Attorney, Town Engineer and Public Works Department.

i. SUBDIVISION APPLICATION #393, 23 LOTS (GILLETTE'S CROSSING), 180 BATTLE STREET & 7 ELEANOR LANE, KRL BUILDERS (07/13)

Rick Leno reviewed his proposal for a 23-lot subdivision (Gillette's Crossing) on Battle Street. The two parcels in question are in the vicinity of 55 acres. There is quite a bit of wetlands located in the area. He indicated a wetland pond area that abuts the Somers Associates property with another wetland area of about 7.7 acres. Smaller pockets of wetlands are scattered throughout the two parcels. Currently they are not requesting any variances.

Ms. Carson explained that the merits of coming in from either Eleanor Lane or Bailey Lane were discussed and Bailey Lane was chosen since there was not a 50-foot right-of-way from Eleanor. Upon acceptance of the new road system, it would be suggested that the other part of the road where there is no 50-foot right-of-way be abandoned. Mr. Leno doesn't foresee any great impact on Bailey Lane if this project moves forward.

There are still more staff reviews that need to be completed.

Ms. Carson noted that Commission policy would probably require a public hearing (due to the project exceeding 5 lots) and further discussion would be needed with regards to the open space requirement. Mr. Leno illustrated that there were two areas, 7.7 acres and 8.6 acres, which were shown as open space and would not be built on.

More reviews and information would be done between now and the next meeting on May 25th, 2006. Mr. Leno thanked the Commission for their time.

j. RECONFIGURATION OF LOTS, 120, 182, & 104A FOUR BRIDGES ROAD, (MAP 08 BLOCKS 17, 16, 19 & 21), STANTON/FOUR BRIDGES, LLC/SMYTH

Ms. Carson stated that the reconfiguration is straight forward. The current property in question would be divided utilizing the Scantic River which runs through the property. The river would act as a guide, any portion of the lot to one side of the river would be added to Mr. Stanton's land and the other lot portion on the opposite side of the river would be added to Mr. Smyth's lot. No new lot is created.

A motion was made by Mrs. Kuzman, seconded by Mr. Genlot and unanimously voted to approve the reconfiguration of property of Scot Stanton, Four Bridges, LLC, and Robert J. Smyth at 120, 182 & 104A Four Bridges Road (Map 08 Blocks 17, 16, 19, & 21), as shown on map entitled, "Compilation Map Prepared For Robert J. Smyth & Scot Stanton, 120 Four Bridges Road, Somers, Connecticut", dated: 2/24/06, 1 sheet. This reconfiguration does not constitute a subdivision because no new lot is created.

k. 2006/2007 BUDGET VERIFICATION

After reviewing the 2006/2007 Budget Verification sent from the Treasurer's Office, the Commission was concerned about the cuts made in the budget. Discussion centered around 1) why no salary figure for the Town Planner was proposed since that was an agreed contract figure, 2) the Dues & Seminars account was cut back to \$700.00 after reviewing the planned Training/Conference Plan for the Town Planner which will now be underfunded, 3) the Town Engineering budget was cut which is currently underfunded this year and with the increase in development activity will definitely now be underfunded next year. The Commission also discussed the current cell phone accounts. Mr. Walton explained that he felt the Planning Commission was being charged disproportionate to their use of the cell phones. He requested Ms. Carson to comprise a letter pointing out the discrepancies in the budget for his signature. In total, \$2,600 should be restored to the budget in addition to the \$1,952 for salary.

l. OTHER – There was none.

IV. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT

An Anniversary Meeting is scheduled for May 22, 2006 beginning at 7:00pm, and Glenn Chalder from Planimetrics will attend. Fire Marshal Walter Summers is currently working with Ms. Carson on some sprinkler system or cistern regulations as well as investigating building height measurements as well. How regulations are written, how they are interpreted, and subsequently enforced are all different.

V. STAFF COMMISSION REPORTS

Ms. Carson mentioned to the Planning Commission that the Land Use office is currently busy working on about 4 or 5 subdivisions outside of Gillette's Crossing and 2 other age restricted projects. None are small projects – 6 lots is the smallest subdivision.

VI. AUDIENCE PARTICIPATION - There was none.

VII. CORRESPONDENCE AND BILLS

There were no bills. A letter was received from David Pinney seeking the Zoning and Planning

Commissions to recommend individuals to serve on a Design Review Board. The Commission came up with a list of individuals they felt would serve the above-mentioned board well. Ms. Carson will be contacting the list of individuals to see if they would be interested in serving on the Board.

VIII. MINUTES APPROVAL

A change was made to the Minutes of April 13, 2006 as follows:

Page 1, 3rd paragraph Georgeanne “Genlot” to be replaced with Georgeanne “Kuzman”.

Page 4, Item C. “Patson” to be replaced with “Patsun”.

A motion was made by Mr. Collins, seconded by Mr. Bordeaux and unanimously voted to approve the April 13, 2006 Minutes as amended.

X. ADJOURNMENT

A motion was made by Mr. Bordeaux, seconded by Mrs. Kuzman and unanimously voted to adjourn the May 11, 2006 Planning Commission meeting at 8:00 p.m.

Respectfully submitted,

Jennifer Boudreau, Recording Secretary
Secretary

Brad Pellissier,

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.