

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

**PLANNING MINUTES
REGULAR MEETING
Thursday, June 22, 2006
7:00 p.m. Town Hall**

I. CALL TO ORDER

Chairman Karl Walton called the regular meeting to order at 7:05 p.m. Members Mike Collins, Brad Pellissier (arriving at 7:10), Karl Walton, and Alternates Georgeanne Kuzman (seated for Michelle Hayward) and Greg Genlot (seated for Cliff Bordeaux) were present and constituted a quorum. Town Planner Patrice Carson, and Engineering Consultant Mervyn Strauss were also present.

II. OLD BUSINESS

a. Subdivision Application #393, 24 Lots (Gillette's Crossing), 180 Battle Street & 7 Eleanor Lane, KRL Builders (07/13)

Mrs. Carson and Mr. Strauss met with Mr. Leno on Tuesday to review the project and discuss some reconfigurations to the proposed roadway connection into Bailey Lane. Mr. Leno had the changes made and a map was presented to the Commission. The new roadway would replace the initial proposed "z" formation of the road with a gently curved road, which would improve the safety level, improve emergency and large vehicle access, as well as decrease public works road maintenance.

Mr. Leno will meet with the two homeowners that would abut the road reconfiguration. Mrs. Carson said that she would be available to discuss the changes with the homeowners if necessary.

Due to the next meeting being scheduled for July 13th, 2006, and there still being some outstanding items, Mr. Leno granted an extension to the Commission until August 3rd, 2006.

A motion was made by Mrs. Kuzman, seconded by Mr. Genlot, and unanimously voted to accept the applicant's extension of time to schedule a public hearing on Subdivision Application #393, until August 3rd, 2006.

b. Zoning Referral: Site Plan Application for Shopping Center, 85 South Road, Somers Crossing LLC

The Zoning Commission has received an extension from the applicant and has sent another referral to the Planning Commission. Mrs. Carson spoke with the applicant, Chet Ladd, and explained that all staff comments have been presented. Mr. Strauss received the traffic study but is still waiting for a plan for the

DOT submission from the applicant. Although some of Mr. Strauss's questions have been addressed, there are still many that have not. Mrs. Carson added that she will schedule a meeting with town staff, the applicant and his professionals to make sure everyone understands what is needed. Mrs. Carson is hopeful that by the July 13th, 2006 meeting that there will be some new information to review.

c. Reconfiguration of Lots, 57 & 51 Collins Road (Map 04, Block 63, Lots 27 & 26), Celotto & Hull

The Celotto's are planning to put on an addition and instead of trying to obtain a variance to do so, they are trading property with their neighbors. The original property lines will be altered, but the amount of land will be an even trade.

A motion was made by Mr. Pellissier, seconded by Mrs. Kuzman, and unanimously voted to approve the reconfiguration of property of Andrew A. Celotto and James M. & Kimberly K. Hull at 57 & 51 Collins Road (Map 04 Block 63 Lots 27 & 26), as shown on map entitled, "Lot Reconfiguration Improvement Location Survey Prepared For Andrew A. Celotto, 57 Collins Road, Somers, Connecticut", dated: 5/24/2006, 1 sheet. This reconfiguration does not constitute a subdivision because no new lot is created.

d. Subdivision Application #394, 3 Lots (Whitaker Property), Wells Road & Mountain View Road, Town of Somers (08/03)

Staff has sent their reviews back to Gardner and Peterson. One small issue involves the Land Trust on the area of the Main Street lot, but other than that there are only small items that the engineers need to address. By policy, the Planning Commission will not hold a public hearing on this application since there are less than three lots. Abutters will be notified that at the next meeting there *may* be a possible decision.

c. Other – There was no other Old Business.

III. NEW BUSINESS

A motion was made by Mr. Pellisier, seconded by Mr. Genlot, and unanimously voted to take **c. Other** out of order and add First Selectman Pinney's presentation on **Somersville Streetscape Master Plan**.

Mr. Pinney presented a Streetscape Master Plan/Scope of Work to the Commission. He explained that the Town applied for some grant monies to improve the streetscape on Main Street from Somersville in the Business-zoned area to the top of the hill at Smith's property. The money comes from the Small Town Economic Assistance Program. Of the grant money, \$25,000 is to develop the master plan and the remaining \$200,000 is to take the first step and add sidewalks to the North side of Main Street. Mr. Pinney added that an RFP would go out. He didn't want one Commission to take on the project alone and thought it would be best to comprise a strong Advisory Committee (individuals from Planning, Zoning, the 190-Corridor Study Committee, etc) and have them review applicants who bid for the project and also give some feedback on the improvements and further improvements that could be made in the future.

A motion was made by Mr. Pellisier, seconded by Mr. Genlot, and unanimously voted to add under **c.**

Other a Reconfiguration of Lots, 52 Scully Road & 59 Turnpike Road (Map 31 Blocks 18&16), White to the agenda under New Business.

Mrs. Carson explained that this is a trade of land between two lots owned by the same owner.

A motion was made by Mr. Pellisier, seconded by Mrs. Kuzman, and unanimously voted to approve the reconfiguration of property of Charles P. White, Jr. & Laurie R. White at 52 Scully Road & 59 Turnpike Road (Map 31 Blocks 18 & 16), as shown on map entitled, "Lot Reconfiguration Plan Prepared For Laurie White, Somers, Connecticut", dated: 5/02/06, 2 sheets. This reconfiguration does not constitute a subdivision because no new lot is created.

a. Extension of Time to File Approved Subdivision Map With Town Clerk: Subdivision Application #390, 6 Lots, LaCabana Road (off Mountain View Road), Jalbert

A letter was received from the applicant requesting an extension of 90 days to file the mylar of the subdivision map with the Town Clerk.

A motion was made by Mr. Genlot, seconded by Mrs. Kuzman, and unanimously voted to approve the applicant's request to extend the time to file a mylar with the Somers Town Clerk for Jalbert's 6-lot subdivision application #390 at LaCabana Road (off Mountain View Road). This extension is granted for an additional ninety (90) days from June 24, 2006 to September 22, 2006.

b. Zoning Referral: Zoning Commission's Amendment to the Zoning Regulations Sections 214-4 Definitions, 214-84 & 214-85.B. of Article XV Flood Damage Prevention, To Update Flood Requirements

The Commissioners received a handout of the amendments to the Zoning Regulations for Flood Damage Prevention. She explained that the town had sent out changes to the appropriate authorities when Somers changed the flood regulations two months ago, and the town then received a five-page letter with things that needed to be included in the regulations. The changes made have dealt a great deal with liability verbiage. If the changes mentioned in the 5 page letter are made, then the Town of Somers will then be in full compliance. The public hearing will be July 24, and the changes will be effective prior to the new FEMA map changes.

A motion was made by Mr. Genlot, seconded by Mrs. Kuzman, and unanimously voted to recommend to the Zoning Commission approval of the proposed Zoning Regulation amendments to update flood requirements.

IV. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT

Mrs. Carson mentioned that she would be unable to attend the meeting scheduled for Monday June 26th, 2006. Mr. Walton added that he also would be unavailable. It was suggested that the meeting be rescheduled. Mrs. Carson will check with the Zoning Commission.

An inquiry was made as to what type of structure was being built behind the Enfield Shade Tobacco property on Shaker Road. Was it going to be a dormitory? Although a permit was taken for building a shed on the property, Mr. Walton thought the structure appeared quite large and requested formally that Mrs. Carson look into the situation.

V. STAFF/COMMISSIONER REPORTS – There was none.

VI. AUDIENCE PATICIPATION – There was none.

VII. CORRESPONDENCE AND BILLS

Mrs. Carson stated that a bill will be submitted for Mr. Strauss's services prior to the next Commission meeting as well as other bills which may come in, and Mr. Walton will be on vacation. The Commission requested Mrs. Carson to pay the bills to close out the fiscal year.

VIII. MINUTES APPROVAL: June 8, 2006

Correction:

2nd page, Item c., last line "My Ric Leno" to be replaced with "Mr. Ric Leno".

A motion was made by Mr. Collins, seconded by Mrs. Kuzman, and approved by a vote of 3 in favor, 0 opposed, and 1 abstention (Pellisier) to approve the minutes of June 8, 2006 meeting as amended.

IX. ADJOURNMENT

A motion was made by Mr. Genlot, seconded by Mrs. Kuzman and unanimously voted to adjourn the June 22, 2006 Planning Commission meeting at 8:20 p.m.

Respectfully submitted,

Brad Pellissier, Secretary

Jennifer Boudreau, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.