

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

**PLANNING MINUTES  
REGULAR MEETING  
THURSDAY, MARCH 22, 2007  
Town Hall 7:00 P.M.**

**I. PUBLIC HEARING**

**a. Continuation: Subdivision Application #398, 10 Lots (Stone Crossing) 185 Stafford Road, Mink Farm Associates, LLC**

Chairman Karl Walton called the public hearing to order at 7:00 p.m. and explained that a letter has been received from the applicant granting an extension for the continuation of the public hearing until Thursday, April 12, 2007.

A motion was made by Brad Pellissier, seconded by Greg Genlot and unanimously voted to accept the applicant's extension and continue the public hearing for Mink Farm Associates' Subdivision Application #398 for 10 Lots (Stone Crossing) at 185 Stafford Road to Thursday, April 12, 2007 at 7:00 p.m. in the Town Hall.

**II. CALL TO ORDER**

Chairman Karl Walton called the regular meeting to order at 7:05 p.m. Members Cliff Bordeaux, Greg Genlot, Brad Pellissier and Karl Walton were present and constituted a quorum. Town Engineer Mervyn Strauss was also present.

**III. OLD BUSINESS**

**a. Discussion/Possible Decision: Subdivision Application #398, 10 Lots (Stone Crossing) 185 Stafford Road, Mink Farm Associates, LLC**

This item was deferred to the next meeting.

**b. Special Use Permit Application for Age Restricted Housing, Eleanor Road, Eleanor Road, LLC – Update**

A response has not yet been received from the Connecticut Public Health Department. The applicant currently is finishing up on addressing staff comments and will be presenting new plans to them next week. The public hearing is scheduled for April 12, 2007.

**c. Resubdivision Application #400, 1 Lot, 603 Hall Hill Road & White Oak Road, Richard A. McCullough, Inc. - Update**

- A memo was received from the Town Planner stating that staff is still working on comments regarding the application and suggesting that the Commission consider requesting a fee in lieu of open space.

Mr. Walton explained that the applicant did offer a parcel of land to meet the open space requirement, but the Open Space Committee determined that accepting the fee would be more beneficial to the town. The applicant was also willing to donate the fee in lieu if the Commission so requested. The proposed parcel is land-locked, has steep grades and poor soil. He added that the fees collected in the past have been put to good use and have benefited the town.

A motion was made by Cliff Bordeaux, seconded by Greg Genlot and unanimously voted to request a fee in lieu of open space and to ask the Town Planner to arrange for an appraisal of the property.

- **d. Other** – No other Old Business was presented.

**IV. NEW BUSINESS**

**a. Discussion/Possible Decision: Expiration & Termination of Whisper Woods II Phase I Subdivision Approval, Wood Road, JOIF**

Mr. Walton explained that the Planning Commission approved this subdivision 5 years ago but it was never completed nor bonded.

After brief discussion, a motion was made by Brad Pellissier, seconded by Greg Genlot and unanimously voted to terminate the approval of JOIF Limited Partnership's subdivision known as "Whisper Woods II - Phase I" on Wood Road, application #366, in accordance with Section 8-26c.(c) of the Connecticut General Statutes, as amended, which states that failure to complete all work within five years of subdivision plan approval shall result in automatic expiration of the approval of such plan provided the Commission shall file on the land records notice of such expiration and shall state such expiration on the subdivision plan on file in the office of the town clerk. This subdivision was approved on March 14, 2002, and the 5-year period to complete work expired on March 14, 2007. No bond was ever put in place and no construction work was started. Therefore the Commission declares this subdivision expired and terminated.

**b. Other** – No other New Business was presented.

**V. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT**

There was no discussion on this item.

**VI. STAFF/COMMISSIONER REPORTS**

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Merv Strauss reported that staff has been working on the Eleanor Road Age Restricted Housing project.

- Brad Pellissier reported that he went to the CRCOG meeting. The Ebony Horse Owners Association was at the meeting presenting information on creating an arena for horse shows.

**VII. AUDIENCE PARTICIPATION** – There was none.

**VIII. CORRESPONDENCE AND BILLS**

- Another set of correspondence was received from Vote for Somers Newsletter. It will be emailed to the Commission Members.

**IX. MINUTES APPROVAL**

A motion was made by Brad Pellissier, seconded by Greg Genlot and unanimously voted to approve the minutes of the February 8, 2007 minutes as written.

A motion was made Brad Pellissier, seconded by Cliff Bordeaux and unanimously voted to approve the minutes of the March 8, 2007 minutes as written.

**X. ADJOURNMENT**

A motion was made by Cliff Bordeaux, seconded by Brad Pellissier and unanimously voted to adjourn the March 22, 2007 Planning Commission meeting at 8:30 p.m.

Respectfully submitted,

Brad Pellissier, Secretary

Robin Timmons, Recording Secretary

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