

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

**PLANNING MINUTES
REGULAR MEETING
Thursday, September 27, 2007
7:00 p.m. Town Hall**

I. PUBLIC HEARING

**a. CONTINUATION: SUBDIVISION APPLICATION #403, 9 LOTS, 88 BATTLE STREET
(PINE KNOB ESTATES), HORIZON VIEW ESTATES, LLC**

Chairman Karl Walton reconvened the Public Hearing at 7:00 p.m.

David Palmberg, William R. Palmberg & Son Land Surveyors, was present and spoke on behalf of the applicant. He mentioned that most of Mr. Strauss' comments at the September 13, 2007 meeting had been addressed and presented to Mr. Strauss prior to his vacation departure.

Mr. Palmberg discussed Mr. George Hick's analysis of discharge amounts to the lower lying drainage area and if it would affect the elderly housing complex in relation to this development. He would forward the email which outlines said results to Ms. Carson.

Main issues still outstanding are Mr. Strauss' review comments of the plan modifications and the construction bond estimate.

The applicant requested a continuation of the public hearing to the next Planning meeting on Thursday, October 11, 2007 at 7 p.m. in order for modifications to be reviewed and the construction bond estimate to be addressed.

Mr. Walton opened the floor for comments from the public. There was no public participation.

A motion was made by Mr. Pellissier, seconded by Mr. Genlot and unanimously voted to continue the public hearing for Horizon View Estates, LLC's subdivision application #403 for 9 lots at 88 Battle Street (Pine Knob Estates) to Thursday, October 11th, 2007 in the Town Hall beginning at 7:00pm.

II. CALL TO ORDER

Chairman Walton called the regular meeting to order at 7:18 p.m. Present were members Brad Pellissier, Greg Genlot and Karl Walton constituting a quorum. Town Planner Patrice Carson was also present.

III. OLD BUSINESS:

- a. **OTHER:** There was no other Old Business.

IV. NEW BUSINESS

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a. **REGONFIGURATION OF LOTS, 88 & 180 (110) BATTLE STREET (MAP 06, BLOCK 13A, LOT 02 & MAP 09, BLOCK 10, LOT 08), LAMB & LENO**

In conjunction with Subdivision Application #403, a reconfiguration plan had been submitted for Lot 9 which includes part of Lot #8 of Gillette's Crossing which would be used to create Lot 9 of Horizon View Estates on Battle Street.

A motion was made by Mr. Genlot, seconded by Mr. Pellissier and unanimously voted to approve the reconfiguration of property of Kathleen Mae Lamb & Richard W. & Kathleen A. Leno at 88 & 180 Battle Street, Map 06 Block 13A Lot 02 and Map 09 Block 10 Lot 08, as shown on map entitled, "Lot Line Reconfiguration Plan Prepared for HVE, LLC, Somers, Connecticut". This reconfiguration does not constitute a subdivision because no new lot is created.

- b. **OTHER:** There was no other New Business.

V. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT

- Ms. Carson made mention that she is currently working on Ridge Line Regulations. She has collected information from 6 towns; including Somers' original ridgeline regulations and this information will be reviewed in October by the Zoning Commission.
- Cistern Regulations were discussed at a Board of Selectman public hearing.
- A meeting on September 27th, 2007 was called to hear from the top three (narrowed down from 7) selected applicants/developers who submitted RFPs to the town in regards to the Somersville Mill. Both Mr. Walton and Ms. Carson were in attendance.

VI. STAFF/COMMISSIONER REPORTS: There were none.

VII. AUDIENCE PARTICIPATION: There was no audience participation.

VIII. CORRESPONDENCE AND BILLS

A motion was made by Mr. Genlot; seconded by Mr. Pellissier and unanimously voted to pay the Journal Inquirer bills of \$141.66 for the August 16 public hearing, and \$62.96 for the August 16 meeting decisions.

IX. MINUTES APPROVAL: September 13, 2007

A motion was made by Mr. Genlot; seconded by Mr. Pellissier and unanimously voted to approve the

September 13, 2007 minutes as presented.

VIII. ADJOURNMENT

A motion was made by Mr. Genlot, seconded by Mr. Pellissier and unanimously voted to adjourn the September 27, 2007 Planning Commission meeting at 7:36pm.

Respectfully submitted,

Jennifer Boudreau
Recording Secretary

Bradley Pellissier
Commission Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.