

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

**PLANNING MINUTES
REGULAR MEETING
Thursday, March 27, 2008
7:00 p.m. Town Hall**

I. CALL TO ORDER

Mr. Walton called the regular meeting to order at 7:02 P.M. Members Karl Walton, Cliff Bordeaux, Greg Genlot, Joe Iadarola, and alternate Scott Sutter (seated for Brad Pellissier) were present and constituted a quorum. Town Planner Patrice Carson was also present.

II. OLD BUSINESS

a. OTHER – There was no other Old Business.

III. NEW BUSINESS

a. RESUBDIVISION APPLICATION #404, 1 LOT, 539 BILLINGS ROAD & SOUTH ROAD, TULLOCK

The applicant, David Tullock, presented the plans. The property in question is a resubdivision because it is a subdivision of a previously approved subdivision. He has plans to sell his current home located on the front building lot and build a new home on the back building lot where an existing garage now stands. He has a state permit for the portion of the driveway which comes off of Route 83. Steve Jacobs has already been on the property to do some test pits and the applicant meets the requirements thus far from Ms. Carson, Mr. Askew, and Mr. Jacobs in regards to set-backs, wetlands, and septic location.

The typography of the land will not be changed and there is no land for the applicant to offer as far as Open Space, so the applicant agreed on a fee in lieu of open space and an appraisal will be scheduled. Town staff has not had time to review the plans in detail but will do so and have comments for the applicant within the next week or two in order to address any issues they may find. A Public Hearing is required by State Statute and if all staff review has been addressed, this may be scheduled at the next April 10th, 2008 Planning meeting.

b. RESUBDIVISION APPLICANT #405, 6-LOT, 266 GEORGE WOOD ROAD, CAMEROTA

The Commission reviewed the plans. The applicant wishes to extend the cul-de-sac for an additional 6 building lots. The road would still be within the 1,200 foot cul-de-sac limit and it may be suggested that a stub road be required to serve future development of the applicant's piece as well as the piece on the

western side of the property. The open space noted on the plans seems to be contradictory to what the applicant and the Land Use Office had spoken about prior and because of this, the issue will be discussed with the applicant in the near future to clarify. Staff reviews of the application will be provided within the next two weeks.

c. **ZONING REFERRAL: APPLICATION FOR RENEWAL OF SPECIAL USE PERMIT FOR FLEA MARKETS & AUCTIONS, 430 SOUTH ROAD, PLEASANT VIEW FARMS REALTY**

This application is for the yearly renewal of a special use permit. Ms. Carson checked with the Zoning Enforcement Officer and no complaint reports have been filed against this property over the last year.

A motion was made by Mr. Genlot, seconded by Mr. Bordeaux and unanimously voted to recommend to the Zoning Commission approval of the renewal of Pleasant View Farms Realty's Special Use Permit for Flea Markets & Auctions at 430 South Road in keeping with the Plan of Conservation and Development to allow for commercial type business with a Special Use Permit.

d. **OTHER** – There was no other New Business.

IV. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT

Ms. Carson wished to remind the Commission of the Public Hearing scheduled for April 10th, 2008 which will address the temporary moratorium on subdivisions.

V. STAFF/COMMISSION REPORTS

Ms. Carson noted that there is another round of grant money being offered to purchase Open Space. She thought it would be beneficial to place an article in the newspaper asking property owners, who may be interested in dedicating land they own to Open Space, to contact Ms. Carson at the Land Use Office to see whether they meet the grant requirements to do so. In addition, Ms. Carson added that there was a piece on Durkee Road which could be looked at under the Open Space grant and will have the Open Space Committee investigate further.

VI. AUDIENCE PARTICIPATION – There was none.

VII. CORRESPONDENCE AND BILLS

A bill was presented from Strauss Engineering Services for the months of October 1, 2007 to December 31st, 2007 in the amount of \$4,876.25.

A motion was made by Mr. Iadarola, seconded by Mr. Genlot and unanimously voted to approve payment of Mr. Strauss' bill.

VIII. MINUTES APPROVAL: February 28, 2008

A motion was made by Mr. Iadarola; seconded by Mr. Genlot and unanimously voted to approve the meeting minutes of February 28, 2008 as written.

IX. ADJOURNMENT

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A motion was made by Mr. Bordeaux; seconded by Mr. Iadarola and unanimously voted to adjourn the March 27, 2008 Planning Commission meeting at 7:40 P.M.

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Respectfully submitted,

Jennifer Boudreau
Recording Secretary

Bradley Pellissier
Commission Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.