

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

**PLANNING MINUTES  
REGULAR MEETING  
Thursday, October 9, 2008  
7:00 p.m. Town Hall**

**I. CALL TO ORDER**

Chairman Karl Walton called the regular meeting to order at 7:08 pm. Members Cliff Bordeaux, Greg Genlot, Joe Iadarola, Brad Pellissier, Karl Walton and Alternate Scott Sutter were present and constituted a quorum. Town Planner, Patrice Carson was also present.

**II. OLD BUSINESS**

**a. ZONING REFERRAL: MODIFICATION OF SPECIAL USE PERMIT APPLICATION FOR GOLF CENTER, 349 MAIN STREET, DRIVING RANGE 349 MAIN STREET, LLC**

Ms. Carson explained that they are waiting for the Town Consulting Engineer's comments. He is reviewing a second set of revised plans provided by the applicant. Ms. Carson discussed with the Town Attorney how deferral of the parking could be allowed through the Town permitting process. He explained that a condition could be attached to the Special Use Permit. The condition could state that within 5 years the Commission, Planner or Zoning Enforcement Officer can make a determination of the need for parking and then require it. The Town could require a bond, which could be used in the case of non-compliance.

A discussion ensued regarding the desirability of full ADA accessibility. The applicant's plans allow for 50% accessibility, which is the legal minimum.

**b. OTHER** – There was no other Old Business.

**III. NEW BUSINESS**

**a. REVIEW/ADOPT MEETING DATES – 2009**

*A motion was made by Mr. Pellissier; seconded by Mr. Genlot and unanimously voted to adopt the 2009 Regular Meeting Date schedule as presented.*

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

**IV. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT**

**a. REVIEW OF OPEN SPACE SUBDIVISION REGULATIONS**

The Commission had reviewed other Town's regulations for open space subdivisions in preparation for this meeting. Aspects of these other regulations were discussed by the Commission. Ms. Carson thoroughly noted the Commission's thoughts and questions so they could be forwarded to Ledyard's Planner, Brian Palaia, and discussed with him at the next Planning Commission meeting. Some of the issues discussed were:

- Whether Somers should make this style of subdivision the norm and require a special permit for the old style of subdivision
- Common drives and flag lots should not be allowed (except through a variance in exceptional situations)
- If the Town would lose money on fees for open space, how that loss could be compensated
- That narrower streets could be allowed without a waiver
- Who would choose the land to be subdivided and how to develop it? Currently in Somers a Developer would chose but some Towns make that decision

- That in determining the percentage of open space required, wetland area should be excluded from the calculation, i.e., land minus wetland, minus 15% for roads; all divided by 40,000 square feet = number of lots
- That the object of this type of subdivision in Somers is to cause less disruption of the land and better economy of scale for the entire project, but not to create extra lots for the developer
- That the open space need not only be woods—a sports field is also a possibility
- Who will own the open space?

**V. STAFF/COMMISSIONER REPORTS** – There were none.

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

**VII. CORRESPONDENCE AND BILLS**

A letter was received from the State Office of Policy and Management. The letter informs the Town of their responsibility to adopt a Plan of Conservation and Development at least once every ten years, and there is a penalty for non-compliance; a municipality may become ineligible for discretionary State funding. The Commission asked that a copy of this letter be forwarded by the Planning Commission to the Boards of Finance and Selectmen.

The following bills were submitted for payment:

CCAPA	Ethics Workshop to fulfill requirement	\$25.00
Journal Inquirer	September 11, 2008 Meeting	\$62.96

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

Mr. Walton presented the \$6,405.00 bill from Town Consulting Engineer, Mervyn Strauss for the first quarter of 08-09, July to September. As itemized, the bill is about the same as it was last year for this period. Unfortunately, it has gone unnoticed until this time that the Board of Finance (BOF) only budgeted \$5,000 for Mr. Strauss' services for this year. Planning had asked for \$21,000. BOF's rationale was that Bob Cafarelli, Director of Public Works, was to assume the Town Engineer's responsibilities. Chairman Walton will be meeting with the Board of Selectmen regarding how to change processes to use Mr. Strauss's services less often.

*A motion was made by Mr. Bordeaux; seconded by Mr. Pellissier and unanimously voted to pay the bill for Consulting Engineer, Mervyn Strauss.*

**VIII. MINUTES APPROVAL:** September 25, 2008

*A motion was made by Mr. Pellissier; seconded by Mr. Genlot and voted to approve the minutes of September 25, 2008 as written. Mr. Walton abstained.*

**IX. ADJOURNMENT**

*A motion was made by Mr. Bordeaux; seconded by Mr. Pellissier and unanimously voted to adjourn the October 9, 2008 meeting of the Planning Commission at 8:45 pm.*

Respectfully submitted,

Jeanne Reed  
Recording Secretary

Bradley Pellissier  
Commission Secretary

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