

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

**PLANNING MINUTES  
REGULAR MEETING  
Thursday, January 8, 2009**

**I. CALL TO ORDER**

Chairman Karl Walton called the regular meeting to order at 7:04 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. **OTHER** – There was no other Old Business.

**III. NEW BUSINESS**

- a. **ZONING REFERRAL: SPECIAL USE PERMIT APPLICATION FOR CRUSHING & BLASTING OPERATION FOR NEW HOUSE, 15 LACABANA ROAD, GRALIA**

Ms. Carson explained that this application is for the last lot on the left in the LaCabana Road subdivision. The lot is very steep and has a view. The property owner wants to blast rock out for the driveway, a pool, garage and to level for the house. A crusher will be used on site to crush the rock to enable its use for fill.

At this time there are no abutting homes. The closest property is owned by the subdivision developer, Jalbert and is 300 to 400 feet away.

*A motion was made by Mr. Iadarola; seconded by Mr. Pellissier and unanimously voted to recommend approval of Gralia's Special Use Permit application for a crushing & blasting operation for a new house at 15 LaCabana Road to the Zoning Commission contingent upon a pre-blast survey be done.*

- b. **RELEASE OF MAINTENANCE BOND, ISABELLA DRIVE PHASE I, SUMMER SHADE SUBDIVISION, KRL BUILDERS INC.**

Ms. Carson explained that Town Engineer, Bob Cafarelli and Engineering Consultant Merv Strauss went to the subdivision and gave her a memo of their findings from their inspection. The memo stated that the road will need to be sealed in the spring to repair some cracks and to prevent them from worsening. Silt needs to be cleaned from the drainage system outlet pipe. These items need to be addressed prior to release of the maintenance bond. A letter had been received from the surveyor stating that the monuments and iron pins have been set. The applicant will need to notify the Town Engineer and receive his approval prior to addressing these items since they cannot be done until spring. This request will not come before the Planning Commission again until these issues have been addressed.

- c. **RECONFIGURATION OF LOTS, 534 SPRINGFIELD ROAD & 54 HAMPDEN ROAD, (MAP 11 BLOCKS 153 & 120A), SCHNEIDER & GAVLAK**

The Commission reviewed the lot map and the current configuration of the lots. The Gavlak's want to purchase a portion of the D'Amour-Schneider property to be combined with the Gavlak lot. The Gavlak property will go from 2.6 acres to 7.7 acres. D'Amour's property will be reduced by 5 acres.

*A motion was made by Mr. Pellissier; seconded by Mr. Genlot and unanimously voted to approve the reconfiguration of property of Nicole D'Amour Schneider and David R. & Lucille R. Gavlak at 534 Springfield Road and 54 Hampden*

*Road, as shown on map entitled, "Boundary Map Prepared For David Gavlak, Somers, Conn.", 1 sheet, dated 9-12-08, revised through 11-26-08. This reconfiguration does not constitute a subdivision because no new lot is created.*

**d. REQUEST FOR EXTENSION OF TIME TO FILE APPROVED SUBDIVISION MYLARS WITH TOWN CLERK, APPLICATION #406, 15-LOTS, FOUR BRIDGES ROAD, SOMERS SUN ESTATES, TWO J'S LLC**

Ms. Carson read a letter from Jeff Lipton. He would like an extension of the 90-day timeframe in which to file the subdivision mylar with the Town Clerk's office. With the Planning Commission's approval Mr. Lipton will have until April 9, 2009 to file the mylars.

*A motion was made by Mr. Iadarola; seconded by Mr. Genlot and unanimously voted to approve the applicant's request to extend the time to file a mylar with the Somers Town Clerk for Two J's LLC's 15-lot subdivision application #406 on Four Bridges Road. This extension is granted for an additional ninety (90) days to April 09, 2009.*

**e. ELECTION OF OFFICERS**

*A motion was made by Mr. Iadarola; seconded by Mr. Genlot and unanimously voted to nominate the current slate of officers; Chairman Karl Walton, Vice-Chairman Cliff Bordeaux, Secretary Brad Pellissier. The officers were approved unanimously.*

**f. REVIEW & ADOPT BYLAWS**

The Commission had previously reviewed their by-laws in preparation for this meeting. The Commissioners agreed that the current by-laws are more lengthy than necessary. Possible revisions were discussed. Ms. Carson will send the Zoning by-laws to the Commission to use as a reference. Planning's by-laws may be amended at any time; they will be reviewed and amended over the coming year.

*A motion was made by Mr. Genlot; seconded by Mr. Bordeaux and unanimously voted to adopt the Planning by-laws as written.*

**g. REAPPOINT OPEN SPACE/TRAILS SUBCOMMITTEE**

Ms. Carson explained that currently there are about 15 members on this sub-committee. Those in regular attendance at the meetings are Jan Collins, Bill Duhrels, Dick Hutton, Judy Schneider, Rox Joffray, Karl Walton and Patrice Carson.

*A motion was made by Mr. Pellissier; seconded by Mr. Iadarola and unanimously voted to reappoint the Open Space/Trails Subcommittee.*

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

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

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

The members of the Commission had all received a draft of the proposed open space subdivision regulations. Ms. Carson gave an overview of these regulations. She suggested that the Commission review page 2 paragraph 2 and consider revision.

It was agreed that all subdivisions, regardless of size, will be subject to review under the new regulations. Application of the regulations will be determined on a case-by-case basis. Criteria that may be considered could be the small size of the parcel to be subdivided or, in the case of a two-part subdivision, where the first construction has been completed as a conventional subdivision.

Ms. Carson explained how a density bonus may be used to satisfy affordable housing requirements by using a deed restriction. This has not been included in the current proposed regulation but can be considered and discussed at the next meeting. This regulation will be the topic for discussion on the January 22, 2009 meeting.

**V. STAFF/COMMISSIONER REPORTS**

Mr. Walton stated that he had a conversation with the BOS following the Planning Commission's meeting with Mr. Cafarelli regarding the sports field. They gave him a statement of need with which Mike Provencher agreed. Mr. Walton suggested that the BOS ask Mr. Jacobs to perform testing on the gravel and give his opinion regarding the value of the gravel versus the current offer for it. The Commission also discussed a study of need as recommended in the POCD, which would not only identify the needs based on demographics and use, it would also enable the Commission to update that part of the POCD and start the 10-year update requirement clock again. Ms. Carson will find out the cost of doing such a study.

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

**VII. CORRESPONDENCE AND BILLS**

Ms. Carson received correspondence from the Scantic River Watershed Association. They are putting together another greenway designation grant for the area along the Scantic River from the Massachusetts state line down to Mill Pond. Once designated, money becomes available for projects in the greenway. The Planning Commission gave their full support for the greenway designation of this area.

The following bill was presented for payment:

Journal Inquirer ..... Meeting December 4, 2008 .....\$47.22

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

**VIII. MINUTES APPROVAL: October 30, 2008 & December 4, 2008**

Minutes approval for October 30, 2008 was deferred.

*A motion was made by Mr. Sutter; seconded by Mr. Pellissier and voted by a vote of 3 in favor, 0 opposed, and 2 abstentions (Bordeaux and Iadarola) to approve the minutes of December 4, 2008 as written.*

**IX. ADJOURNMENT**

*A motion was made by Mr. Bordeaux; seconded by Mr. Iadarola and unanimously voted to adjourn the January 8, 2009 meeting of the Planning Commission at 7:50pm.*

Respectfully submitted,

Jeanne Reed  
Recording Secretary

Bradley Pellissier  
Commission Secretary

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