

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

**PLANNING MINUTES  
REGULAR MEETING  
THURSDAY, APRIL 9, 2009  
Town Hall - 7:00 p.m.**

**I. CALL TO ORDER:**

Vice-Chairman Cliff Bordeaux called the meeting to order at 7:05 p.m. Members present were: Cliff Bordeaux, Greg Genlot, Joe Iadarola, and Alternate Scott Sutter (seated for Brad Pellissier). Town Planner Patrice Carson was also present.

**II. OLD BUSINESS:**

**a. Discussion/Possible Decision: Proposed Amendments to Allow Open Space Subdivisions and Amend Section 213-30. of the Subdivision Regulations**

Joe Iadarola reported that the Commission was unable to make a decision on this agenda item after the public hearing held on March 26, 2009.

A lengthy discussion followed whereby all the commissioners voiced their opinions as to whether or not open space subdivisions should be allowed in Somers and whether or not Section 213-30 of the Somers Subdivision Regulations should be amended. The Commissioners discussed and weighed each issue brought up by the public at the hearing, noting that about half the audience spoke in favor and half was opposed.

After much discussion, a motion was made by Scott Sutter, seconded by Greg Genlot and unanimously voted to approve the Planning Commission's amendments to the Subdivision Regulations adding a new Article to allow Open Space Subdivisions and amending Section 213-30. Open Space, as presented, effective April 14, 2009. The Commission felt the amendments directly addressed the issues and actions steps in the Plan of Conservation and Development.

**b. Subdivision Application #407, 3-Lots, 380 Four Bridges Road (Hall Hill Estates), Lipton**

Jeff Lipton submitted his subdivision plans to the Commission. He said one lot already has an existing house and garage on a 2.58-acre parcel. The second lot is regulation size and the third lot consists of 7.4 acres. There will be only one new house out of the three lots. It will be necessary to drain the 12-acre parcel in order to create three acceptable building lots. There are wetlands in back of these lots and the Town would not want any of this property as open space, which was the recommendation of the Planning & Open Space/Trails subcommittee. The Commission agreed that a 10% fee in lieu of open space would be acceptable. Jeff Lipton was agreeable to having the property appraised by the Town. Town Planner Patrice Carson reported that the Staff is still reviewing Mr. Lipton's plans, and those reviews would probably be ready by the Planning Commission meeting to be held on May 14, 2009. The Commission decided they would not hold a public hearing on this subdivision application.

**c. Other: No other Old Business was discussed.**

**III. NEW BUSINESS: There was none.**

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

Nothing was discussed at tonight's meeting. However, Patrice Carson stated that it will be necessary to review the POCD in the future to update the section regarding open space subdivisions.

**V. STAFF/COMMISSION REPORTS:** There were none.

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

**VII. CORRESPONDENCE AND BILLS:**

Patrice Carson presented several seminars that would be available if any of the commissioners are interested in attending.

There was one bill from the Journal Inquirer in the amount of \$228.23 for the March 26, 2009 public hearing and meeting.

A motion was made by Joe Iadarola; seconded by Greg Genlot and unanimously approved by the Commission to approve payment of this bill.

**VIII. MINUTES APPROVAL:** March 26, 2009  
The minutes were not available for review.

**IX. ADJOURNMENT:**

A motion was made by Joe Iadarola; seconded by Greg Genlot and unanimously voted to adjourn the April 9, 2009 Planning Commission meeting at 7:51 p.m.

Respectfully submitted,

Bradley Pellissier, Secretary  
Connie Carenzo, Recording Secretary

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