

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

**PLANNING MINUTES
REGULAR MEETING
THURSDAY, OCTOBER 8, 2009**

I. CALL TO ORDER

Chairman Brad Pellissier called the regular meeting to order at 7:01 pm. Members Brad Pellissier, Greg Genlot, Bill Salka, Tom Clark and alternates Tim Carravella and Scott Sutter (seated for Cliff Bordeaux) were present and constituted a quorum. Also present: Town Engineer, Bob Cafarelli.

II. PUBLIC HEARING

a. SUBDIVISION APPLICATION #409, 2-LOTS, 700 HALL HILL ROAD, S. PRESTLEY AND HELEN BLAKE

The Public Hearing was reconvened at 7:01pm. Nat Sreenath of Sreenath Associates spoke on behalf of the applicants and presented the sub-division maps of the 77-acre property to the Commissioners.

Mr. Cafarelli addressed some of the housekeeping items from the initial plan:

1. It was determined that detailed wetlands delineations for the entire property were not required to be submitted. David Askew has requested that the wetlands determination be expanded to 100 feet from the property that will be affected. This application has not been approved by the Conservation Commission yet.
2. The setback lines on the map have been labeled.
3. A signature from a certified soil scientist is required.
4. A pre-construction runoff determination has been generated. Mr. Cafarelli and Mr. Sreenath explained this submittal. On the plan there is a driveway that crosses over a wetland area that was addressed in a letter from David Askew. He determined that this is not a high value wetland area, however the Conservation Commission has not yet approved this.
5. The applicants will be transferring this property to their daughter and will therefore be exempt from the fee in lieu of open-space. This was noted on the plan.
6. It was also noted on the plan that the finished driveway must be paved a minimum of 20 feet from the gutter.
7. The CAD errors on page 2 have been corrected.
8. The other issue from the last hearing was the jogged lot line around the shed. This shed is a permanent structure with a foundation therefore the lot line will remain as submitted.
9. The Town Sanitarian did the perk test for the septic system and has given his approval.

The Commission questioned whether a 15" pipe was adequate for the drainage swale. Mr. Cafarelli explained that this is a leveling pipe. Mrs. Helen Blake of 700 Hall Hill Road offered that there has never been more than a puddle at the bottom. She said that water build-up is not a problem in the area.

The floor was opened to public comment:

Barbara Capuano of 687 Hall Hill Road spoke in favor of the application.

A motion was made by Mr. Genlot; seconded by Mr. Sutter and unanimously voted to continue the Public Hearing until the next Planning Commission meeting.

III. OLD BUSINESS

a. SUBDIVISION APPLICATION #409, 2-LOTS, 700 HALL HILL ROAD, S. PRESTLEY AND HELEN BLAKE

This item was deferred until the next Planning Commission meeting.

b. DISCUSSION ON PROVISIONS FOR PLANNING CONSULTANT

Item deferred until the BOS, Town attorney and CFO have had time to review the RFP as submitted by the Planning Commission.

IV. NEW BUSINESS

a. ZONING REFERRAL: APPLICATION FOR HOME OCCUPATION, 403 MAIN STREET

Mr. Cafarelli stated that the building inspector informed him that the application was withdrawn, so no further action is required.

b. RECONFIGURATION OF LOTS, CONGREGATIONAL CHURCH OF SOMERSVILLE, 22 MAPLE STREET, (MAP 45, BLOCKS 2 & 3-33)

Mr. Cafarelli spoke on behalf of the applicant. The Church wants to expand their parking from the Church lot to the lot that abuts the green. To do this they need to eliminate a lot line that separates the property to create a single lot. This is necessary because otherwise they would need to allow a 10' setback from the property line. Mr. Cafarelli presented the lot map of the property and pointed out where the parking lot would be constructed. There is no plan to have parking on the green.

The Town Clerk informed Mr. Cafarelli that the Church needs to have an attorney draft a legal description detailing the changes to the property line. She said they do not need to submit a full plan. The Commission said that they would like to see the legal description before giving their approval. The Commissioners agreed that the Church's need for expanded parking is evident. This application was tabled until the legal documentation is submitted.

V. STAFF/COMMISSIONER REPORTS

Mr. Cafarelli reported that the appraisal came in for Highland View at \$198,000.00. A \$6,600.00 per lot fee in lieu of open-space is assessed. The subdivision approval and the lien that is to be recorded on the property were presented to Chairman Pellissier for his signature. The Commission was asked if they had any question or concerns on the appraisal. There were no concerns.

VII. AUDIENCE PARTICIPATION - There was none.

VIII. CORRESPONDENCE AND BILLS

The following bills were submitted for payment:

Journal Inquirer bills for Public Hearing Notices totaling \$220.36.

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

There was an issue regarding whether Mr. Sutter could second this motion in light of a memo issued by the Town Clerk regarding who can appoint a full-time Commissioner. Unfortunately, this memo was not sent to Chairman Pellissier's address or to Mr. Sutter. However, the effect of the memo would be to nullify the appointment of Mr. Sutter as a full-time Planning Commissioner. His appointment occurred at the previous Planning Meeting in recognition of his seniority on the Commission.

Mr. Salka read the Town's Bylaws regarding the appointment of Commissioners aloud. The Commissioners agreed that they acted in accordance with the Bylaws when they appointed Mr. Sutter. In the memo, Ms. Logan

cites the Town Charter V-5-1, which appears to be in conflict with the Town Bylaws. The Commissioner will look into this further and will rectify if necessary.

Chairman Pellissier asked it to be noted that his address is 167 Scully Road and that there are 2 S's in Pellissier.

IX. MINUTES APPROVAL - September 24, 2009

A motion was made by Mr. Genlot; seconded by Mr. Sutter and unanimously voted to approve the minutes of the September 24, 2009 meeting of the Planning Commission as written.

X. ADJOURNMENT

A motion was made by Mr. Sutter; seconded by Mr. Salka and unanimously voted to adjourn the October 8, 2009 meeting of the Planning Commission at 7:46pm.

Respectfully submitted,

Jeanne Reed
Recording Secretary

Bradley Pellissier
Commission Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING