

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

**PLANNING MINUTES
REGULAR MEETING
August 5, 2010
TOWN HALL – 7:00 pm**

I. CALL TO ORDER:

C. Bordeaux called the regular meeting of the Planning Commission to order at 7:01 pm. Members: G. Genlot, and T. Clark were present. Alternate members: T. Caravelli was seated for B. Pellissier; S. Sutter was seated for W. Salka and constituted a quorum. Also present: B. Cafarelli, Town Engineer, and First Selectman, L. Pellegrini.

II. OLD BUSINESS:

None.

III. NEW BUSINESS:

a. Discussion of Housing Opportunity Development (HOD) Zoning Regulations

Mr. Cafarelli distributed copies of proposed HOD Zoning Regulations, which he had emailed to members prior to this meeting. He stated that the Zoning Commission is having a Public Hearing on August 23, 2010 where the regulations will be reviewed and considered for adoption by the Town.

Atty. Landolina then addressed the Commission to give more background on the issue of HOD. He opened by stating that the Planning and Zoning Commissions may have to address affordable housing in Town. He added that the Town does not meet the State mandate of 10% of housing units considered as affordable housing. As such, the Town has been put on the State's Non-Exempt list.

Mr. Landolina outlined the 2 types of affordable housing: Federally Funded (HUD) and Set-Aside Development. In Set-Aside Development, the builder sets aside 30% of the units for people meeting certain income requirements. The units are also required to remain "affordable" for a period of 40 years.

Mr. Bordeaux informed members that they are being asked for their opinion on these regulations by the Zoning Commission. Mr. Caravelli mentioned he had researched similar Town HOD regulations and found them to differ greatly from Town to Town. Mr. Bordeaux questioned capacity... can the land support 12 units per acre, as allowed in the proposed regulations? He also asked whether the Fire Department has reviewed, from the issue of health and safety. Mr. Cafarelli mentioned he had sent it to the Fire Marshall.

Mr. Bordeaux suggested members review the regulations further, consider putting their thoughts together, and plan on attending the 8/23/10 Public Hearing. He added a Special meeting might be necessary. He closed by mentioning that whereas there is interest in Town for affordable housing, other

issues such as health & safety and sewer and water concerns must also be addressed in relation to such development.

b. 8-24 Referral: Substantial Improvement of Town Property, 619 Main Street, Town of Somers (AKA Kibbe Fuller Building)

Ms. Pellegrini explained that the Towns of Enfield, Somers, Stafford and Union are considering the building for a Probate Court. Enfield is another possible location for the court, and this is still being discussed between the Selectmen of both Towns.

Mr. Cafarelli distributed copies of a Quote he had received for the renovation. Mr. Clark asked whether the State or the 4 Towns would be paying for the renovation. Ms. Pellegrini estimated the cost at \$25,000 to \$30,000; and that the Towns would pay on a per capita basis. She added that it would be good business for Somers; it's a good location and has plenty of parking.

A motion was made by Mr. Sutter to approve renovations to the Kibbe Fuller Building; seconded by Mr. Clark, and then unanimously voted by members as approved.

c. 8-24 Referral: Abandonment of Public Way, Rye Hill Circle to Lot 4F Camerotta Resubdivision

Ms. Pellegrini told members that G. Carra, 104 Rye Hill Circle, has expressed an interest in purchasing a small parcel of land that abuts his property. Mr. Cafarelli explained that this had previously been a right of way, that was not utilized. He added there is no sub-division potential, therefore, no reason for the Town to maintain ownership.

A motion was made by Mr. Genlot to approve abandonment of Public Way, Rye Hill Circle to Lot 4F Camerotta Resubdivision; seconded by Mr. Sutter, and then unanimously voted by members as approved.

IV. OPPORTUNITY FOR COMMISSIONERS TO ADD AGENDA ITEMS:

None.

V. STAFF/COMMISSIONER REPORTS:

None.

VI. AUDIENCE PARTICIPATION:

None.

VII. CORRESPONDENCE AND BILLS:

Mr. Cafarelli presented the following invoice for payment:

Journal Inquirer	\$55.00
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A motion was made by Mr. Genlot to approve the invoice for payment; seconded by Mr. Caravelli, and then unanimously voted by members as approved.

VIII. MINTUES APPROVAL: (6/24/10):

Mr. Bordeaux asked the members for comments or corrections on the 6/24/10 Minutes. None were brought forth.

A motion was made by Mr. Genlot to approve the 6/24/10 Minutes as written; seconded by Mr. Caravelli, and then unanimously voted by members as approved.

IX. ADJOURNMENT:

A motion was made by Mr. Caravelli to adjourn; seconded by Mr. Clark, and unanimously voted to adjourn the August 5, 2010 Regular Meeting of the Planning Commission at 8:00 pm.

Respectfully submitted,

William Salka, Secretary

Kimberly E. Dombek, Recording Secretary