

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

**PLANNING MINUTES
REGULAR MEETING
September 9, 2010
TOWN HALL – 7:00 pm**

I. CALL TO ORDER:

Chairman, B. Pellissier called the regular meeting of the Planning Commission to order at 7:01 pm. Members W. Salka and C. Bordeaux were present. Alternate members: T. Caravelli was seated for G. Genlot; and S. Sutter was seated for T. Clark and constituted a quorum. Also present: D. Minich, temporary Town Planning Commission Liaison, and an interested citizen

II. OLD BUSINESS:

None.

III. NEW BUSINESS:

a. Planning Commission Annual Report

Mr. Minich distributed copies of the Planning Commission Annual Report for fiscal 2009-2010. Mr. Pellissier questioned the number of approved sub-divisions; indicated as 7. Mr. Minich mentioned this had been confirmed with Mr. Cafarelli, former Town Engineer. Mr. Pellissier then asked members for comments. None were brought forth.

A motion was made by Mr. Salka to accept the Planning Commission Annual Report as written; seconded by Mr. Caravelli, and then unanimously voted by members as approved.

b. Bond Reduction, KRL Builders, Gillette Crossing

Mr. Minich distributed copies of a memo from R. Cafarelli, former Town Engineer. Mr. Cafarelli recommended reducing the Bond for Gillette Crossing to \$232,500. Members reviewed the memo. Mr. Pellissier asked for comments, questions or concerns. None were brought forth.

A motion was made by Mr. Salka to approve the Bond reduction for KRL Builders, Gillette Crossing, to \$232,500; seconded by Mr. Bordeaux, and then unanimously voted by members as approved.

c. Lot Reconfiguration: 45 Lindell Drive, Spielman

Mr. Minich distributed copies of a memo from R. Cafarelli, former Town Engineer. Mr. Cafarelli recommended approving the reconfiguration of the property, which would add .54 acres to the property of Fred and Kathleen Spielman, 45 Lindell Drive. Mr. Pellissier informed members that there are no wetland issues and the Town Sanitarian has also approved the reconfiguration.

A motion was made by Mr. Sutter to approve the reconfiguration of property of Fred and Kathleen Spielman as shown on a map entitled, "Reconfiguration Plan prepared for Fred and Kathleen Spielman, 45 Lindell Drive, Somers, Connecticut." 1 sheet dated 8-31-2010. This reconfiguration does not constitute a subdivision because no new lot is created. The motion was seconded by Mr. Caravelli, and then unanimously voted by members as approved.

d. Lot Reconfiguration: Lots 3 and 4 Old Farm Road

Mr. Minich distributed copies of a memo from R. Cafarelli, former Town Engineer. He also distributed map depicting the sites under consideration. Mr. Cafarelli's memo explained that the Silvermans, of 23 Old Farm Road (lot 3) wish to purchase the vacant, abutting lot (lot 4). Lot 4 is wetlands and was rejected as a building lot. Mr. Cafarelli recommended the approval of the reconfiguration.

Mr. Bordeaux questioned whether Mr. Silverman was the owner of Lot 4. Otherwise, he added, the Commission does not have the authority to approve the reconfiguration. Mr. Silverman addressed the members, and stated that he has a land purchase contract. Mr. Pellissier explained to Mr. Silverman that the Commission can't act on this application until the land (Lot 4) is deeded over to him. He recommended tabling this application until the next Planning Commission meeting, and Mr. Silverman should return at that time.

A motion was made by Mr. Sutter to table the Lot Reconfiguration: Lots 3 and 4, Old Farm Road; seconded by Mr. Salka, and then unanimously voted by members as approved.

IV. OPPORTUNITY FOR COMMISSIONERS TO ADD AGENDA ITEMS:

Mr. Pellissier asked members if they wished to add Agenda items.

Mr. Bordeaux recommended for a future meeting, that they discuss general ideas with the Zoning Commission regarding HOD Housing. He stated that the Planning Commission should have some input on this issue. The other members were in agreement.

Mr. Pellissier stated that at the next meeting, he would like to discuss the Plan of Conservation and Development ("POCD"). He added that, as the Planning Commission will return to its twice monthly meeting schedule, other members should think about upcoming projects and plans to be considered.

V. STAFF/COMMISSIONER REPORTS:

None.

VI. AUDIENCE PARTICIPATION:

None.

VII. CORRESPONDENCE AND BILLS:

Mr. Minich presented the following invoice for payment:

Journal Inquirer	\$55.09
------------------	---------

A motion was made by Mr. Sutter to approve the invoice for payment; seconded by Mr. Caravelli, and then unanimously voted by members as approved.

Mr. Minich stated the Town had received a letter from the East Longmeadow, MA Planning Board, which he submitted to Mr. Pellissier. Mr. Pellissier informed members that East Longmeadow is considering revising its Zoning regulations regarding Alternative Energy. He asked Mr. Minich to email the letter to all members so they could review and discuss it further at the next meeting.

VIII. MINTUES APPROVAL: (8/5/10):

Mr. Bordeaux asked the members for comments or corrections on the 8/5/10 Minutes. None of the members had reviewed them as yet. Mr. Pellissier recommended tabling the Minutes to the next meeting. Members agreed.

IX. ADJOURNMENT:

A motion was made by Mr. Bordeaux to adjourn; seconded by Mr. Salka, and unanimously voted to adjourn the September 9, 2010 Regular Meeting of the Planning Commission at 7:24 pm.

Respectfully submitted,

William Salka, Secretary

Kimberly E. Dombek, Recording Secretary