

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

**PLANNING MINUTES
REGULAR MEETING
November 18, 2010
TOWN HALL – 7:00 pm**

I. CALL TO ORDER:

Chairman, Brad Pellissier called the regular meeting of the Planning Commission to order at 7:00 pm. Members Greg Genlot and William Salka were present as was alternate member, Scott Sutter, seated for Cliff Bordeaux, and constituted a quorum. Also present, Jeff Bord, Director of Public Works/Town Engineer, and First Selectman, Lisa Pellegrini.

II. PUBLIC HEARING:

None.

III. NEW BUSINESS:

Upon viewing the New Business Agenda items for this evening, Mr. Pellissier asked if they represent one project. Mr. Bord said they are the same project and pointed out the proposed subdivision line on the Site Map. Mr. Bord recommended tabling items a & c, and to address items b & d simultaneously.

A motion was made by Mr. Genlot to table New Business items a & c; seconded by Mr. Sutter, and then unanimously voted by members as approved.

- a. **Jason Avery: Referral from Zoning for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 225 Field Rd., Somers, CT, Map 2-Block 50.**
- b. **Jason Avery: Resubdivision Application #412 (Brookside Commons) at 225 Field Rd., Somers, CT, Map 2-Block 50.**
- c. **Robert Smyth: Referral from Zoning for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 251 Field Rd., Somers, CT, Map 2-Block 44-Lot 3.**
- d. **Robert Smyth: Resubdivision Application #413 (Cedar Edge Commons) at 251 Field Rd., Somers, CT, Map 2-Block 44-Lot 3.**

Mr. Pellissier then moved the discussion to the two Resubdivision Applications (items b & d). Mr. Genlot stated that Commission simply needed to accept the applications and set a Public Hearing date. Members agreed and scheduled it for December 2, 2010 at 7:00 pm.

A motion was made by Mr. Genlot to accept Resubdivision Application #412 (Brookside Commons), and Resubdivision Application #413 (Cedar Edge Commons) and set the Public Hearing date for December

2, 2010 at 7:00 pm. The motion was seconded by Mr. Sutter, followed by a unanimous vote as approved.

IV. DISCUSSION:

a. Discussion on Plan of Conservation and Development (POCD)

Mr. Pellissier informed members that representatives of the North Central Land Trust were present at tonight's meeting and asked them join the Commissioners at the table. He added that it was his hope to seek their input and ideas regarding Preservation of Meaningful Open Space for the Town in relation to future development.

Mr. Pellissier explained that the with the Town's loss of an Open Space Committee, the Planning Commission lost an important function of information and recommendation early in the development process. He added the Committee was well connected to the community and land concerns and assisted in many policy decisions on both preservation of Open Space and making Open Space more viable.

Ms. Carson, of the Land Trust mentioned that the Town's Open Space Committee also had an important role in Trail System maintenance and was pivotal in developing the POCD Map. She added they also prioritized properties for purchase; whether former farmlands, preserved Open Space or available Open Space. She finished stating this list was used by the Planning Commission but has not been kept up to date.

Mr. Pellissier agreed the list had been valuable and re-stated his concern of losing a key parcel of land to development. He then asked if representatives from the Land Trust would be willing to work with the Planning Commission as volunteer staff.

Culver Modeset, Chairman of the North Central Land Trust responded that they already represent 7 other Towns and was concerned about a misinterpretation by the other Towns; should they sign on with the Town of Somers. Jim Gage, of the Land Trust, felt a Trails Committee would be beneficial for the Town, but they were not equipped to maintain the Trails. He explained that in other Towns, that role was handled by multiple volunteer groups.

Arend Knutte, of the Land Trust, asked how the Land Trust could specifically help the Town. He questioned whether the Planning Commission was asking if they would review and make recommendations regarding specific developments. Mr. Pellissier said yes, they would be interested in their feedback as to whether a subdivision had a public value, and was in the best interest of the Town. Mr. Knutte stated he wasn't sure if the Land Trust could function in that role, they were more about assisting Towns in the acquisition of Open Space. Mr. Gage informed members, that other Town's Conservation Commissions often filled the role of recommendation on Open Space to Planning.

Mr. Modeset stated he and his group would review the Planning Commission's request and would respond back to Mr. Pellissier. Mr. Pellissier thanked the members of the North Central Land Trust for their time.

The First Selectman, Lisa Pellegrini, had entered the meeting midway; and now asked if the Planning Commission was looking for an advisory group. Mr. Pellissier stated they were interested in meeting with members of the Land Trust in order to solicit their voluntary, non-binding recommendations to the

Planning Commission regarding Open Space for the Town. Ms. Pellegrini mentioned she would like to bring this issue in front of the Board of Selectmen; possibly have a joint meeting with Planning.

V. STAFF/COMMISSIONER REPORTS:

- a. **Stevenson property.** Mr. Bord mentioned a letter received by the First Selectman, regarding a land offer (Stevenson property), for purchase by the Town. The letter requested the Town act as a co-partner in the purchase at a cost of \$25,000. Ms. Pellegrini stated the funds are available in the Open Space fund, and felt it would be good for the Town to partner in this purchase. Mr. Pellissier said the purchase is in keeping with the Planning Commission's goals regarding Open Space. The other Commissioners also appeared to be supportive of this purchase. Mr. Pellissier then asked for a motion.

A motion was made by Mr. Genlot to refer the Stevenson property purchase, up to \$25,000.00 from the Town Open Space Fund, back to the Board of Selectmen with a positive recommendation; seconded by Mr. Sutter, and then unanimously voted by members as approved.

- b. **2011 Planning Commission Calendar.** Mr. Bord distributed draft copies of 2011 Planning Commission meetings. He asked members to review and plan on discussing further at the next Planning meeting.
- c. **LaCabana Road subdivision.** Mr. Bord informed members that the Board of Selectmen had recently determined that street lights are not necessary. Ms. Pellegrini added that she had received a request to remove the street lights from the Site Plan, and asked the Planning Commission to refer this back to the Board of Selectmen.

Mr. Pellissier asked if there were any public safety issues. Mr. Bord responded none.

A motion was made by Mr. Salka to accept the modification removing street lights from the site plan; seconded by Mr. Genlot, and then unanimously voted by members as approved.

VI. CORRESPONDENCE AND BILLS:

Mr. Pellissier informed members he had received a letter from Thomas Clark, who tendered his resignation from the Planning Commission.

VII. MINTUES APPROVAL: (8/5/10, 10/14/10, 10/28/10):

a. 8/5/10 Minutes:

Mr. Pellissier asked members for comments or changes to the 8/5/2010 Minutes. None were brought forth.

A motion was made by Mr. Sutter to approve the 8/5/10 Minutes as written; seconded by Mr. Genlot, and then unanimously voted by members as approved.

b. 10/14/10 Minutes:

Mr. Pellissier asked members for comments or changes to the 10/14/2010 Minutes. None were brought forth.

A motion was made by Mr. Salka to approve the 10/14/10 Minutes as written; seconded by Mr. Pellissier, and then unanimously voted by members as approved.

c. 10/28/10 Minutes:

Mr. Pellissier asked members for comments or changes to the 10/14/2010 Minutes. Mr. Bord suggested changes on Page 2, III New Business, a, be made to the motion. Letters b & c should read as follows:

*“b Maple Street driveway should have a paved apron;
c new spaces must be a minimum of 10 feet off the front property line.”*

A motion was made by Mr. Genlot to approve the 10/28/10 Minutes as amended; seconded by Mr. Salka, and then unanimously voted by members as approved.

VIII. OTHER BUSINESS:

Mr. Bord informed members he had spoken with a property owner on La Cabana Road, who wanted the Commission to address the street guide rail. A metal beam guide rail had been indicated on the original Plan; and wooden was installed instead. Mr. Genlot stated this sounds like a modification to the Site Plan, and it would need to be put on a meeting agenda, so the Planning Commission could address it further. Mr. Bord agreed to add it to the Agenda of the next Planning meeting.

IX. ADJOURNMENT:

A motion was made by Mr. Sutter to adjourn; seconded by Mr. Salka, and unanimously voted to adjourn the November 18, 2010 Regular Meeting of the Planning Commission at 8:06 pm.

Respectfully submitted,

William Salka, Secretary

Kimberly E. Dombek, Recording Secretary