

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

**PLANNING MINUTES
REGULAR MEETING
March 24, 2011
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 William Salka, Cliff Bordeaux, Greg Genlot and Scott Sutter, were present and constituted a quorum. Also present, Jeff Bord, Director of Public Works/Town Engineer.

II. NEW BUSINESS:

a. Michael Parks, Referral from Zoning for parking lot expansion at 23 Hall Hill Road, Somers, CT Map 22-Block 30A.

Mr. Bord distributed copies of a Site Map, pointing out where 3 greenhouses had stood, been demolished, and then the area smoothed for with gravel for parking. Attorney John Parks, representing the Applicant stated that previously the cars were parked on the road, now using the lot; they are set back from the road.

Mr. Bord added he has visited the site. He found they used recycled asphalt material; and the area has been graded north to south. Mr. Pellissier asked members if they had any questions. None were brought forth.

A motion was made by Mr. Sutter to accept the Application from Michael Parks, for parking lot expansion at 23 Hall Hill Road, Somers, CT Map 22-Block 30A and refer it to the Zoning Commission with a positive recommendation. The motion was seconded by Mr. Bordeaux, followed by a unanimous vote as approved.

b. Alan Bastarache, Referral from Zoning for Special Use Permit for a Home Occupation to operate a photography business at 58 Harness Drive, Somers, CT Map 4-Block 77-Lot 5.

Mr. Bord laid out a site Map and told members he had spoken with John Collins, Zoning Liaison. Mr. Collins had said this is a husband and wife seeking to operate a photography business in their home. He'd added that the business will not be hiring any employees. They do not expect customers, and instead will operate on a "by appointment only" basis. Mr. Bord pointed out they have plenty of parking as shown by the Map.

Mr. Salka asked if there would be a sign. Mr. Genlot explained that they are not allowed in Town for a home based business.

A motion was made by Mr. Sutter to accept the Application from Alan Bastarache, for a Special Use Permit for a Home Occupation to operate a photography business at 58 Harness Drive, Somers, CT Map 4-Block 77-Lot 5 and refer it to the Zoning Commission with a positive recommendation. The motion was seconded by Mr. Bordeaux, followed by a unanimous vote as approved.

III. OLD BUSINESS:

a. Review & Adopt By-Laws

Mr. Bord gave Mr. Genlot a copy of the 2005 Somers Planning Commission By-Laws, as he was not at the last meeting. He said he will incorporate their thoughts, make necessary changes, and include input from the Town Clerk. Mr. Pellissier suggested tabling this item for this evening, as Mr. Genlot has not had that chance to review the material

A motion was made by Mr. Salka to table Review & Adopt By-Laws until the next Planning meeting; seconded by Mr. Sutter, and then unanimously voted by members as approved.

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

Mr. Bord distributed copies of the Town's 2004 Plan of Conservation and Development. Mr. Pellissier told members that he and Mr. Genlot had met with the Board of Selectmen on March 17, 2011 to discuss reviving an Open Space/Trails committee. He thought the meeting went very well; there was discussion about revising as a committee under the BOS. He added that overall, they seemed favorably disposed to adopting.

Mr. Pellissier informed members that he had offered to draft a "charter" for the committee, had already done so, and welcomed their thoughts. Members were comfortable with his taking the lead on this. Mr. Pellissier stated he would forward the document immediately to the BOS for their consideration.

IV. DISCUSSION:

Mr. Bord distributed copies of the Town's 2004 Plan of Conservation and Development, referring to a Map of the Town's Open Space Plan. He reminded members that at the last meeting, they had asked about the Stephenson parcel.

Mr. Pellissier stated that would be a valuable piece in terms of the Commission's Open Space.

Mr. Bord added that the map needs updating and that he will work with the Town Clerk and Assessor to do so.

V. STAFF/COMMISSIONER REPORTS:

Mr. Bord touched on the following items:

- a. Cabana Road – Jalbert Heights.** Mr. Bord stated the guide-rail still has not been installed. Mr. Bordeaux suggested that to be weather related.
- b. Sub-division approval period.** Mr. Bord, responding to a question from the last meeting, stated that sub-division approval is for a 5 year period.
- c. Somersville Streetscape project.** Mr. Bord stated that the project has been put out to bid. Work will include stamped brick sidewalks and lighting. He added that this is 100% funded by the State Department of Economic Community Development ("DECD").
- d. 9th District Road.** Mr. Bord outlined the DOT/Town Road project at Main Street and Sokol & Ninth District Roads. He explained the project will widen Main Street to allow right on red onto Sokol and Ninth District Road, create dedicated left turn signals. The project will also put in new sidewalks on 9th District Road, across from the Fire House. Mr. Bord said it will be put out to bid in the fall.
- e. Plymouth Road.** Mr. Bord reminded all that Mr. Bordeaux had mentioned a drainage issue on this site at the last meeting. He informed them that the DEP visited the site to clean out the pipe, as the water has not

receded. Mr. Bordeaux said it's an 18 inch pipe, with 2 90 angles, the clogging due to tree roots. Mr. Bord said he is also looking into pricing to get the roots cut. He added he is looking for a permanent solution to re-routing the pipe.

VI. AUDIENCE PARTICIPATION:

None.

VII. CORRESPONDENCE AND BILLS:

None.

VIII. MINTUES APPROVAL: (3/10/11):

Mr. Pellissier asked members for comments or changes to the 3/10/2011 Minutes. None were brought forth.

A motion was made by Mr. Sutter to approve the 3/10/11 Minutes as written; seconded by Mr. Bordeaux, and then unanimously voted by members as approved.

IX. ADJOURNMENT:

A motion was made by Mr. Bordeaux to adjourn; seconded by Mr. Sutter, and unanimously voted to adjourn the March 24, 2011 Regular Meeting of the Planning Commission at 7:20 pm.

Respectfully submitted,

William Salka, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.