

TOWN OF SOMERS
PLANNING COMMISSION

REGULAR MEETING MINUTES
SEPTEMBER 22, 2011
TOWN HALL – 7:00 P.M.

I. CALL TO ORDER:

Chairman, Bradley Pellissier called the regular meeting to order at 7:00 p.m. Members present: Clifford Bordeaux, Greg Genlot and Scott Sutter were present and constituted a quorum. Also present: Jeffrey Bord, Director of Public Works/Town Engineer.

2. AUDIENCE PARTICIPATION: - none

Motion was made by Mr. Sutter to take items on the Agenda out of order. Mr. Bordeaux seconded. All were in favor and the motion was carried.

3. NEW BUSINESS - none

4. STAFF REPORTS

Atty. Schober made a presentation to the Board regarding the Shady Lakes property. He explained that currently there are 29 apartments with 1 bedroom in each unit. He further explained that an emergency access would not be disturbed; also pointing to No. 2 on the Plan. Atty. Schober indicated that he would like the flexibility to use up to 33 bedrooms.

Chairman Pellissier would like Carl Landolina to give his O.K. on running bedroom totals. Chairman Pellissier also indicated that he would like to see the floor plans for each 2-bedroom / 1-bedroom and 3-bedroom unit, etc,

Chairman Pellissier said that the floor plan is very flexible; indicating that the footprint would not change and further suggested that there's a need to have a public hearing. Staff will monitor the number of bedrooms.

Mr. Bord suggested that we would need a revision to the special use approval. A fee and application would be necessary and a Public Hearing would need to be held.

Mr. Genlot stated that he will need to have a draft of the revised building conditions ready for the next meeting. Discussion followed regarding the types of units, the population that will be served, their design and even their flexibility and their space.

Mr. Bord pointed out that Item no. 5 of Steve Jacobs letter dated on 6/16/09 called for bedroom restrictions.

Mr. Pellissier questioned whether a 3-bedroom unit would be needed for a 55 year old.

There was some discussion about amending the Modification of the By-Laws. There is a section to be amended but it can be worked out. Atty. Schoeber suggested that modifications/changes to the section are very doable.

Mr. Pellissier asked whether item number 5 in the letter from Steve Jacobs dated 6/16/09 will need to be done individually. Specifically, Mr. Pellessier noted that it will need to be listed; whether it's a 2-bedroom and not a 3-bedroom unit. Mr. Bord said he is comfortable with the plan with the same design for the units.

Mr. Sutter made a motion for a public hearing request to be on October 13, 2011. Mr. Bordeaux seconded. All were in favor and the motion was carried.

5. APPROVAL OF MINUTES

Mr. Genlot motioned to accept and approve the minutes of September 8, 2011. Mr. Sutter seconded the motion. All were in favor and the motion carried.

6. ADJOURNMENT

Mr. Sutter motioned to adjourn at 7:35 p.m. Mr. Genlot seconded. All were in favor and the motion carried.

Respectfully submitted,

William Salka, Secretary

Deborah Johnson-Dixon, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING