

**TOWN OF SOMERS
PLANNING COMMISSION**

**REGULAR MEETING
DECEMBER 8, 2011
TOWN HALL – 7:00 P.M.**

CALL TO ORDER:

Chairman Bradley Pellissier called the regular meeting to order at 7:00 p.m. Members Greg Genlot, William Salka, Scott Sutter, and Adam Van Wingerden were present which constituted a quorum. Also present were Jeff Bord, Director of Public Works/Town Engineer and Bryan Jorge.

Chairman Pellissier reported the Board of Selectman had appointed Adam Wingerden to fill the alternate commission member position, and he has been sworn in.

AUDIENCE PARTICIPATION: none

OLD BUSINESS: none

NEW BUSINESS:

#111 Scully Road Re-subdivision, Application #415, one new lot proposed

Mike Mocko, who works with the design engineer, discussed the map and presented the proposal to take the existing lot which is over 5 acres and divide it, creating one new lot of 2.12 acres. Both lots conform to Planning, Zoning and Wetland regulations. The Conservation Commission wants them to add a limit of disturbance on the existing lot. It is located on upper Scully Road. The proposed lot will be served by a well and septic system. Septic system has been tested and this is the best location. A portion of the Wetlands is cleared land and was used for pasture (long term). The Conservation Commission wants to see a limit of disturbance which allows the remaining pasture to be a buffer zone to the wetlands.

There will be over one acre of upland area which will comply with Planning regulations. It does slope a little but not problematic. We are observing a 50-foot buffer zone between the wetlands and the closet septic system. Ten feet is the requirement and it looks like it is about 15 feet.

Mr. Genlot made motion to hold a public hearing on January 12 for Resubdivision at 111 Scully Road, Application #415 one new lot proposed and was seconded by Mr. Sutter and all were in favor, motion carried.

#2 & #8 Michelle Drive Lot Reconfiguration

Mr. Bord discussed the reconfiguration of #2 and #8 Michelle Drive. It is an even swap between the two property owners of approximately 2,220 sq. ft. The map will go on file and it will show the sanitary sewer easement.

Mr. Sutter made motion to accept the reconfiguration on Michelle Drive as presented with the Easement to go on file. Mr. Genlot seconded and all were in favor, motion carried.

STAFF REPORTS:

- a. Smyth/Avery Development, on Field Road and Billings Road, update
- b. Plan of Conservation and Development
- c. Planning Commission Annual Report for F.Y. 2010-2011

Smyth/Avery Development, on Field Road and Billings Road, update

Attorney George Schober, town attorney, who represents Jason Avery and Bob Smyth, reported on the Re-subdivision that was approved for Affordable Housing. We are at the end of the line as far as extensions go. Mr. Schober will be discussion the conditions of approval with Carl Landolina tomorrow in his office. The biggest condition involves easements, nothing to do with the Planning Commission. Attorney Schober has drafted a master easement with all 10 easements involved. The Planning Commission had 90 days to file the three subdivisions after the appeal period ran. Two 90- day extensions were granted. December 27, 2011 is when the subdivisions must be filed otherwise it will no longer be valid. Mr. Schober further explained how he arrived to the December 27, 2011 date.

Mr. Schober further reported when it was calculated initially, the appeal period was not taken into account. Mr. Schober is asking for a technical correction to the last approval regarding the two 90-days extensions be granted and recalculated for December 27, 2011. The Statute states any plan for subdivision should be filed or recorded at the town clerk within 90 days of the expiration of the appeal period under Section 8-8.

Mr. Bord noted his calculations were according to the date of approval and not the published date.

Mr. Sutter made motion to correct the miscalculation of the end date for the 180 days of extension to the new date of December 27, 2011 and Mr. Wingerden seconded. All were in favor, motioned carried.

Plan of Conservation and Development

Mr. Pellissier introduced Bryan Jorge as an intern from Eastern Connecticut State University and is helping out in the preparation of the Plan of Conservation and Development and will be reporting on the “Draft Community Needs Survey”.

Mr. Jorge reported extensively on the updates on the “Draft Community Needs Survey”. There are three parts to the survey and the first part is the demographics. He discussed Questions 1-8. Questions 9-11 are under the category of “Future” that will happen 10 years from now. Questions 12-19 are the very significant questions.

Mr. Sutter made motion to take the agenda out of order to approve the October 13, 2011 and November 10, 2011 minutes. Mr. Salka seconded it. All were in favor, motion carried.

APPROVAL OF MINUTES: October 13, 2011 and November 10, 2011

Mr. Sutter made motion to approve the October 13, 2011 meeting minutes. Mr. Salka seconded it. All were in favor, motion carried.

Mr. Salka made motion to approve the November 10 meeting minutes. Mr. Sutter seconded it. All were in favor, motion carried.

Extensive discussion continued regarding the “Draft Community Needs Survey” with Mr. Jorge and the rest of the Planning Commission.

Planning Commission Annual Report for F.Y. 2010-2011

Mr. Bord distributed the Planning Commission document including the revisions.

Mr. Sutter made motion to approve the Planning Commission document with spell check. Mr. Salka seconded it. All were in favor, motion carried.

Amendment to the Agenda

Mr. Pellissier requested an amendment to the agenda to extend his sincere appreciation for Bryan Jorge's hard work on the Plan of Conservation and Development Report.

ADJOURNMENT:

Mr. Sutter made motion to adjourn the Planning Commission meeting at 8:40 p.m. It was seconded by Mr. Salka. All were in favor, motion carried.

Respectfully submitted,

William Salka, Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING