

TOWN OF SOMERS PLANNING COMMISSION

MEETING MINUTES

Thursday, August 8th, 2013

7:00 p.m.
TOWN HALL

I. CALL TO ORDER

The meeting was called to order by Chairman Greg Genlot at 7:00 p.m. Members present were Vice -Chair Clifford R. Bordeaux, members Adam Van Wingerden and William Salka, as well as the Town Engineer, Jeff Bord.

II. PUBLIC HEARING

Subdivision Application #417

Durkee Fields, 7 lots, 240 Durkee Road.

The public hearing announcement was read by Town Engineer Jeff Bord. Sandy Aschilman presented the project, which includes seven proposed building lots on the north side of Durkee Road, starting at the intersection of Four Bridges Road and continuing easterly. Mr. Aschilman reviewed the cross culvert capacity and alterations made to incorporate subdivision and zoning regulations. Town engineer Jeff Bord verified that the abutters were notified via mailing. Mr. Aschilman stated that Wetland Agent Askew had been consulted with. Jeff Bord stated that Wetland Agent Askew is expected to send a memo as to his signing off. Sanitation Director Steve Jacobs sent a memo stating he has approved plans. Members asked questions pertaining to who would be responsible for maintaining the swales, which will be house site owner. Audience member Robert Raima of 242 Four Bridges Road asked for specifics of location, which was repeated. Chairman Greg Genlot asked the audience if there were any additional questions, which there were none. A motion was made by member Adam Van Wingerden and seconded by Vice-Chair Clifford Bordeaux to close the hearing.

All in favor, motion carried

III. AUDIENCE PARTICIPATION

NONE

IV. OLD BUSINESS

a. Subdivision Application #417

Durkee Fields, 7 lots, 240 Durkee Road.

Town Engineer Jeff Bord informed the board of remaining regulation requirements of said subdivision. House numbers need to be included in the site plans. Wetlands Enforcement Officer Dave Askew needs to approve erosion and sedimentation control plans. Two fire

hydrants need to be added to the plan and approved by Fire Marshall. A motion was made by Vice-Chair Clifford Bordeaux to approve Subdivision Application #417, Durkee Fields, 7 Lots, 240 Durkee Road, Richard W. & Kathleen Leno with the following conditions:

1. House addresses are to be shown on the plans.
2. Erosion and Sedimentation Control plan needs to be approved by Wetlands Enforcement Officer Dave Askew.
3. Add two hydrants and have Fire Marshall approval.

Seconded by member William Salka.

All in favor, motion carried.

V. NEW BUSINESS

a. Zoning Referral for Special Use permit to allow a Gymnastics School in an existing building at #40 Scitico Road.

Cathy Mynihan of 127 Pinney Road showed plans for the gymnastics school. Jeff Bord asked if there were other business at this location. Two other businesses were described. Parking allows for 40 spaces total, which the majority will be for the proposed school given the nature of the other businesses. Ms. Mynihan stated she is interested in coordinating with Somers recreation, but understands transportation can be an issue. Chairman Genlot asked about lighting in the parking lot. Ms. Moynihan stated there was lighting. The building is currently zoned "industrial". Vice-Chair Bordeaux made a motion to approve the special use permit and send to the Zoning Commission with a favorable recommendation, seconded by member Adam Van Wingerden.

All in favor, motion carried.

b. Zoning Referral for Special Use permit to allow a Home Office (phone contact only) for the Four Bridges Beer Company Robert Raina, at #240 Four Bridges Road.

Mr. Robert Raina shared the background history of his development and testing of his various stout recipes. He is in the process of settling on a brewer, and has identified a preferred distributor. Mr. Raina stated that his permit is only for a home office, thus allowing his address to be used for business purposes limited to permit regulations. He is requesting approval of a home office from the board. A motion was made by Vice-Chair Bordeaux to approve a special use permit for home office and send to the Zoning Commission with a favorable recommendation, seconded by member Van Wingerden .

All in favor, Motion carried.

c. Lot Line Reconfiguration – Gillette's Crossing Subdivision, #32 Mason Lane, #160 Battle Street and #190 Battle Street.

Mr. Leno, of 32 Mason Lane, is interested in rearranging plot lines of a portion of his property on Battle Street. He intends to reissue a deed to his neighbor to ensure this neighbor maintains a wooded back lot once abutting subdivision is sold. Mr. Leno stated that his intentions are to preserve the view as it is now for his neighbor given the nature of any future development of the abutting land is unknown. This essentially is transferring approximately 5 acres.

A motion to approve plot line reconfiguration by member William Sanka seconded by member Adam Van Wingerden.

All in Favor. Motion carried.

Zoning Commission Referral for Drive Thru Regulation (added to agenda to receive referral)

A motion was made by member William Salka to table proposed amendments to Zoning Regulations Sections 214-4., 214-38., 214-64., and 214.98c, received tonight, so that they can be reviewed and discussed at a later date, seconded by chair Greg Genlot.

All in favor. Motion carried.

VI. APPROVAL OF MINUTES

Adam Van Wingerden made the motion to note for future minutes that the chairman's first name is Greg. Otherwise, motion was made to approve minutes from July 16th meeting seconded by Vice Chair Clifford Bordeaux, as written.

All in favor. Motion carried.

VII. ADJOURNMENT

Member Adam Van Wingerden made the motion, seconded by William Salka, to adjourn the meeting at 7:41 p.m.

All in favor. Motion carried.

Respectfully Submitted,

Stephanie Benson

Recording Secretary