

TOWN OF SOMERS
PLANNING COMMISSION

REGULAR MEETING MINUTES

Thursday, January 8th, 2015

7:00P.M. TOWN HALL

I. CALL TO ORDER:

The meeting was called to order by Chairman Greg Genlot at 7:00 P.M. In attendance were Adam Van Wingerden, Clifford Bordeaux, William Salka and John Curran. Also in attendance was Director of Land Use/Town Engineer Jeff Bord.

II. PUBLIC HEARING:

Resubdivision Application #420, Estate of Jane Palmer at 106 Turnpike Road, 1 new lot.

Michael Mocko, Consultant for the owners, opened the hearing with an overview of the resubdivision approval. All requirements are met for frontage, lot area, septic system, and wetlands. The new lot will be 3.91 acres.

There were two participants in attendance:

Gail Panciera, 10 Franklin Woods Road

Ms. Panciera: Asked if the driveway had been approved by the State DOT. She is concerned re: the speed at which cars drive on Turnpike Road and the knoll that blocks visibility of on-coming traffic in the road before reaching the property.

Michael Mocko, Consultant, addressed the issue by saying the DOT review is in progress. Also the specs call for the driveway to be raised to address the vision issue. Some clearing of brush and trees beside the road will take place. The driveway sightline distance is 381'.

Ms. Panciera is against resubdivision #420.

Amber Kaweck, 111 Scully Road

Ms. Kaweck had four questions:

How would runoff from the property affect her property which already floods in heavy rain?

How would the plans impact wildlife in the area?

What research was done to get approval from Wetlands Commission?

What if they don't approve the resubdivision?

Michael Mocko addressed the first three questions.

He does not expect much runoff from the new lot. Soil is sandy.

There is a 50' buffer from wetlands on the property. If, in the case of exceptional rain, runoff would be downstream from Ms. Kawecki's property.

Planning does not include impact on wildlife unless there is an endangered species involved. The Wetlands Commission conducted surveys on the new lot and surrounding areas in order to issue their permit.

Greg Genlot addressed question 4:

When all requirements are met, the Planning Commission have an obligation to approve the resubdivision.

Ms. Kawecki is against resubdivision #420.

Adam Van Wingerden made a motion to close the hearing. Wm. Salka seconded. All were in favor. The hearing was closed at approximately 7:25 p.m.

III. AUDIENCE PARTICIPATION: None

IV. OLD BUSINESS:

- a. Resubdivision Application #420, Estate of Jane Palmer at 106 Turnpike Road, 1 new lot. A discussion among Commission members followed the hearing. Wm. Salka made a motion to approve from the Planning Commission to approve Resubdivision Application #420, Estate of Jane Palmer at 106 Turnpike Road, 1 new lot with the following conditions:
 - 1. Receive CT DOT driveway access location approval.
 - 2. Receive final Somers Sanitarian approval.
 - 3. Complete the open space fee process.

The motion was seconded by Clifford Bordeaux.
All were in favor. The motion carried.

V. NEW BUSINESS:

- a. Resubdivision Application #421, Mark, Brian and Scott Gallant, 88 King Road and Bradley Road, 6 lots, Map 11 Lot 38A.

Michael Mocko, Consultant, gave an overview of the plans for Application #421.

A 20 acre parcel of land will be subdivided into 6 lots. These 20 acres were previously subdivided from the old Gallant farm in 1979. All 6 lots meet approval for set-back, frontage, area, wetlands, buildings, etc. In order to avoid wetlands lots 1 and 3 will have long driveways on King Road. Open space fee in lieu of open space land will be offered for this subdivision.

Jeff Bord indicated this application will require a public hearing. Adam Van Wingerden made a motion to schedule a Public Hearing on Feb. 12th at 7:00 p.m. Wm. Salka seconded. All were in favor.

- b. Zoning Commission Referral, Application of Driving Range, 349 Main Street, Somers, CT for Modification of Existing Special Use Permit to Include:
 - 1. A 17' X 25' Roof overhang at the Ice Cream Service Window
 - 2. A 17' X 33' Timber Frame Pavilion east of the Snack Bar
 - 3. To allow for the hosting of after hours private events when the facility is closed to the public.

Tim Koons, J. R. Russo and Jonathan Murray, representing Sonny's Place reviewed the details of the plan with the Planning Commission. Sonny's Place has had interest expressed from several schools to have 'Safeguard Parties' after hours in which students would be bussed to Sonny's to have late night completely chaperoned parties. They don't know the frequency but it would most likely be in the May to July timeframe. They would close the gates to keep the public out. Lights would be on for the mini-golf course and the go carts. They would not have to be on for the parking lot.

The Planning Commission questions were answered satisfactorily. Adam Van Wingerden made a motion to send the proposed modification to the Special Use Permit back to the Zoning Commission with a Positive Referral. John Curran seconded. The motion was unanimously carried.

VI. STAFF REPORTS/DISCUSSION:

Jeff Bord handed out flyers on a seminar for Planning and Zoning Commission members on CT Land Use Law and Municipal Land Use Agencies, Boards and Commissions to be held at Wesleyan University in March.

VII. APPROVAL OF MINUTES:

Clifford Bordeaux made a motion to approve the 12/11/14 minutes. John Curran seconded. Adam Van Wingerden abstained from voting. The motion carried.

VIII. ADJOURNMENT:

Adam Van Wingerden made a motion to adjourn. Clifford Bordeaux seconded. The motion carried.