

TOWN OF SOMERS
PLANNING COMMISSION

REGULAR MEETING MINUTES

Thursday, March 26th, 2015

7:00PM TOWN HALL

I. CALL TO ORDER:

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

II. PUBLIC HEARING

The Public Hearing was opened by Chair, Greg Genlot on the following topic:

Proposed Resubdivision Application #421, property of Mark, Brian and Scott Gallant, located at #88 King Road and Bradley Road, 6 lots, assessors map #11, lot #38

Michael Mocko, Ward Engineering was present.

III. AUDIENCE PARTICIPATION:

The following people participated in the discussion. All were against subdivision #421 except James Klopfer. The participants were requested to ask questions. They would be answered before the Public Hearing was adjourned.

| | |
|-------------------|---|
| Janice B. Tiernan | 593 Springfield Road |
| Maryanne Deal | 608 Springfield Road |
| Pamela Graves | 599 Springfield Road |
| James Klopfer | 623 Springfield Road |
| Vito Riccio | 639 Springfield Road |
| David Badura | 197 King Road |
| Patrice Carson | 46 Bradley Road |
| Andrea Totin | 28 Bradley Road |
| Harold Eastwood | 624 Springfield Road (written message read by Joan Krupa) |

Janice Bradley Tiernan opened the discussion with multiple questions. They follow on page 2 of the minutes of the meeting.

Patrice Carson asked why the Subdivision #421 parcel wasn't considered for Open Space. Patrice Carson brought Zoning Regulation 213-65 regarding Open Space Plans. A general discussion ensued because of ambiguous wording. Mike Mocko said he took Open Space into consideration in his plan. Jeff Bord said after a discussion with Carl Landolino, Town Attorney, that an Open Space Plan should have been done prior to the Application for Development. Mike Mocko will do an Open Space Plan now and submit it to the Planning Commission.

Adam Van Wingerden made a motion to have Mick Mocko do an Open Space Plan. John Curran seconded. The vote was 3 for, 1 against. Adam Van Wingerden does not agree that, as worded, the regulation requires an Open Space Plan for every subdivision.

Janice Bradley Tiernan had several questions. Jeff Bord, Town Engineer and Mike Mocko, Ward Engineering, responded to them.

Q: Did the Planning Commission request a biodiversity report?

A: No

Q: What time of year were perc tests done?

A: May, 2014

Q: Why is the stream that abuts her property left off the plan?

A: It may be over the property line. Mike Mocko will check and revise the plan if necessary.

Q: What will be in the Conservation Easement?

A: The Commission will make that decision.

Q: Has the Commission planned for the additional traffic on King Road?

A: Not seen as an issue. Only six more houses.

Q: What improvements are included for bridges, etc?

A: None.

Q: What outstanding perc tests must be done?

A: Two. As soon as the snow melts and Steve Jacobs is available. May be next week.

Q: How does the plan deal with welfare of buyers.

A: A disclaimer is required on all plans (Mike Mocko). Buyers are responsible for well tests.

Q: How does the plan deal with health hazards?

A: There are none.

Q: How is this plan considered "responsible development?"

A: Plan is limited to six lots.

Q: How does the POCD consider this plan to fit with new POCD guidelines.

A: Will be reviewed for next meeting, April 9th.

Clifford Bordeaux made a motion to continue the Public Hearing at the next meeting, April 9th. Adam Van Wingerden seconded. Mike Mocko had a letter from Brian Gallant approving the extension of the Public Hearing. All were in Favor. The Public Hearing was adjourned at approximately 8:10.

IV. OLD BUSINESS:

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

Adam Van Wingerden made a motion to table the approval of Subdivision #421 till the next meeting. John Curran seconded. All were in favor.

V. NEW BUSINESS:

A. Annual Meeting-Review of By-Laws

Adam Van Wingerden made a motion to retain the By-Laws unchanged. John Curran seconded. All were in favor.

B. Election of officers

Adam Van Wingerden made a motion to table the election of officers to the April 9th meeting. Clifford Bordeaux seconded. All were in favor.

VI. STAFF REPORTS/DISCUSSION:

Jeff Bord reviewed the Town Zoning Regulations regarding Open Space Plans and Subdivision Development Plans with the Planning Commission members.

APPROVAL OF MINUTES: March 12th minutes

Adam Van Wingerden made a motion to accept the minutes as submitted. Clifford Bordeaux seconded. All were in favor.

VII. ADJOURNMENT

Adam Van Winderden made a motion to adjourn the meeting. Clifford Bordeaux seconded. All were in favor. The meeting was adjourned at 8:25PM.