

TOWN OF SOMERS
PLANNING COMMISSION

REGULAR MEETING
Thursday, March 13, 2014
7:00 P.M. TOWN HALL
MINUTES

I. CALL TO ORDER

The meeting was called to order by Vice Chairman Clifford Bordeaux at 7:00 p.m. In attendance were William Salka and Adam Van Wingerden. Also in attendance was Director of Public Works/Town Engineer Jeff Bord.

II. AUDIENCE PARTICIPATION

None

III. NEW BUSINESS:

- a.** Resubdivision Application – Proposed 1 lot resubdivision by Kathryn Dufraine for property located at #708 Main Street, Assessors Map 5, Lot 68-3.
Director of Public Works/Town Engineer Jeff Bord presented the details of the resubdivision application.
The map was accepted and a Public Hearing was scheduled for April 10, 7 p.m. Town Hall
- b.** Lot Reconfiguration – Craig W. and Joann St. Germain, 543 Turnpike Road, Map 11, Lot 4 and Wayne Hannan, 537 Turnpike Road, Map 11, Lot 3.
Director of Public Works/Town Engineer Jeff Bord presented the details of the lot reconfiguration.
A motion was made by William Salka to approve the lot reconfiguration application, seconded by Adam Van Wingerden. All in favor, motion carried.
- c.** Zoning Referral – Special Use Permit application of Driving Range 349 Main St. LLC for a modification of the existing Special Use Permit for a 10,000 sq. ft. addition to existing arcade building and construction of Soaring Eagle Zip Line attraction and ropes course as accessory uses.
Timothy Coon, J.R. Russo and Associates, and Jonathon Murray, Sonny's Place presented the application.
A motion was made by William Salka to make a positive referral to the Zoning Commission regarding the Special Use Permit application, seconded by Adam Van Wingerden. All in favor, motion carried.
- d.** Zoning Referral – Special Use Permit application of Pleasant View Farms Reality Co., 425 South Road, Somers, CT, for one year renewal of existing Special Use

Permit to conduct Flea Markets, Auctions, and Music Festivals from March through February at 430 South Road, volume 33, page 343, Somers, CT. Director of Public Works/Town Engineer Jeff Bord presented the details of the application.

A motion was made by Adam Van Wingerden to make a positive referral to the Zoning Commission, seconded by William Salka. All in favor, motion carried.

- e. Zoning Referral – Proposed amendment/addition to Zoning Regulations, Sections 214-101 Zoning Permit and Site Plan Approval, subsection F: Procedure.

A motion was made by William Salka to make a positive referral to the Zoning Commission, seconded by Adam Van Wingerden. All in favor, motion carried.

- f. Zoning Referral – Proposed amendment to Zoning Regulations Section 214-107: Fees.

A motion was made by Adam Van Wingerden to make a positive referral to the Zoning Commission, seconded by William Salka. All in favor, motion carried.

- g. Zoning Referral – Final revisions of the proposed amendments to Zoning Regulations, Sections 214-4, 214-38, 214-64, 214-98C to allow drive thru establishments.

A motion was made by William Salka to make a positive referral to the Zoning Commission, seconded by Adam Van Wingerden. All in favor, motion carried.

IV. STAFF REPORTS/DISCUSSION:

- a. Director of Public Works/Town Engineer Jeff Bord noted that the workshop requested by the Zoning Commission to have Planametrics discuss Village and Historic Districts and local Design Review Boards is being planned for April 21 or May 5, 2014.

V. APPROVAL OF MINUTES:

- a. 2/27/14: *A motion was made by Adam Van Wingerden to approve the Minutes from 2/27/14, seconded by William Salka. All in favor, motion carried.*

VI. ADJOURNMENT

A motion was made by Adam Van Wingerden to adjourn, seconded by William Salka. All in favor, motion carried.