

**TOWN OF SOMERS
ZONING BOARD OF APPEALS
SPECIAL MEETING MINUTES
TUESDAY, JULY 15, 2008**

I. Call to Order: Chairman Torres called the meeting to order at 7:33 p.m.

II. Members Present: John Torres, Barbara Flebotte, Robert Minch, Daniel Scully, Edward Mack Sr. and alternate Jerry Young,

Absent: B.J. Ferro III

Public Hearing was called to order by Chairman Torres at 7:35 P.M.

III. Public Hearing

1. 1. SOMERS CROSSING LLC

Legal notice was read: Chuck Bomely of Plan B Retail Design & Project Management LLC spoke on behalf of the applicant. Chet Ladd, owner of Somers Crossing was in attendance.

Mr. Bomely explained that the Somers Crossing complex is comprised of two parcels.. Each parcel has the right to 18 square feet of signage. Geissler's is on one parcel and has maximized their allotted sign space. Adjacent to Geissler's on that same parcel there will be a maximum of 6 other retail tenants. The applicant proposes to forfeit the sign for the second parcel in favor of more sign space for the first parcel. Instead of two 18 square foot signs they want one 36 square foot sign. A rendering of the proposed sign and a lot map were presented to the Commission. The additional sign space would be added under the current Geissler's logo.

Mr. Bomely said that when this request was discussed with Patrice Carson Town Planner she stated that a single sign would be preferable to the Town. The hardship would be that two signs would be less desirable for the Town.

A discussion ensued about the number of tenants anticipated in the other business sites under construction in the complex. The other building in the complex would be rented as professional office space. These tenants will have their own frontage space and a directory sign within the complex. As these would not be traditional retail businesses, they would not have the same necessity for sign space.

The floor was opened to public comment.

James Collin of 102 South Road, stated that the current sign is lit at all times and he does not want a larger sign. He said that he complained of the light pollution to the Town in the past to no avail.

Rebecca Smith of 86 South Road, also expressed her objection to the constant light from the sign. She also complained that telephone poles were installed on her side of the street and the rock litter from the digging has never been cleaned up or grass replanted. Mr. Ladd offered to clean up the rock situation created by CL&P as a neighborly gesture.

Mr. Ladd stated that this is the first he has heard of the lighting concerns. He explained that the lights are on for insurance reasons, however he will look into putting a separate timer on the sign.

It was pointed out that the expanded sign would not have more lighting than the current sign. Mr. Collin and Ms. Smith agreed this would be preferable to a second sign with more lighting.

Commissioner Torres had concerns that he would like to discuss with the Town employees. He pointed out that one parcel of the complex would have no benefit of a sign in favor of double signage for the other parcel. This did not seem fair to him. He was concerned that a future owner of that property could be authorized to have the signage for the second parcel.

A discussion ensued about whether the properties would be sold or leased and specifics regarding the allowable sign space. Commissioner Torres pointed out that he wants to make sure that this approval is done properly so that in the future the Board's decision does not cause problems.

A motion was made by Commissioner Mack; seconded by Commissioner Flebotte and unanimously voted to close the Public Hearing at 8:10 pm.

IV. Special Meeting

The special meeting continued at 8:10 pm.

V. Public Hearing Discussion

2. 1. SOMERS CROSSING LLC

It was suggested that a contingency should be put on the approval that there will be no additional sign for the adjacent lot. It was also acknowledged that in respect to this proposal for the sign everything seems to be positive and everyone involved seems to be happy with it.

A motion was made by Commissioner Scully; seconded by Commissioner Mack and unanimously voted to cease discussion and vote.

A motion was made by Commissioner Flebotte; seconded by Commissioner Mack and unanimously voted to allow for the increase in signage on the present sign to take care of the business on the present parcel and the second parcel with the stipulation that there will be no additional signage.

VI. Old Business – There was none.

VII. New Business – There was none.

IX. Correspondence – There was none.

X. Bills

Motion made by Commissioner Mack; seconded by Commissioner Flebotte and unanimously voted to pay the ZBA bill from the Journal Inquirer in the amount of \$519.42.

XI. Adjournment:

Motion made by Commissioner Mack; seconded by Commissioner Flebotte and unanimously voted to adjourn the meeting.

The meeting stood adjourned at 8:21 p.m.

Respectfully Submitted,

Jeanne Reed
Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT
MEETING