

***Town of Somers
Zoning Board of Appeals
Regular Meeting 2/11/14
7:30 Town Hall***

I CALL TO ORDER

The meeting was called to order by Chairman Robert Minch at 7:30 p.m.

II. ROLL CALL

In attendance were; Vice-Chairman Barbara Flebotte, Secretary Dean Hills, Douglas Stebbins, and Lucas Cherry. Alternate member BJ Ferro was also in attendance. Alternate member Jerome Young was absent.

III. NEW BUSINESS

- *Meeting Procedures*

The chairman referred to the last public hearing to discuss when and how motions are made in relation to discussion; specifically, when multiple variances are sought out. The Chairman asked Secretary Dean Hills to review the procedure as he knew it. Secretary Hills shared that a motion should state exactly what the variance is seeking. Additionally, the proper format is to state motions in the affirmative or positive (to approve).

No action required. Remove from agenda.

III. UNFINISHED BUSINESS

- *ZBA By-Laws*

Secretary Hills made changes to terms and sections found in the by-laws as previously recommended by members. Chairman Minch referred to Article XI and suggested changing from *shall be* to *may be*. Secretary Hills made a motion, seconded by Alternate BJ Ferro, to approve the by-laws with the word “shall” in Article XI, Sentence one changed to “may”.

All in favor, motion carried.

- *Variance Time Limits*

Chairman Minch reminded members of an application that brought into question how property characteristics may change from the point of granting the variance to the time the applicant is allowed to accomplish the task. Members discussed the ability to put time constraints on a case by case basis. Vice-Chair Barbara Flebotte read the state regulation specific to this. Chairman Minch decided to withdraw his request for consideration at this time.

No action required. Remove from agenda.

IV. CORRESPONDENCE AND BILLS

NONE

V. MINUTES APPROVAL

- 1/14/2013

Secretary Hills detailed the following amendments;

- Section II, "secretary" to be capitalized
- 2nd Paragraph has an unnecessary comma
- Paragraph 3. "Chairman Minch asked..." needs to have a question mark
- Page 2, third audience member, verb tense needs to be present tense.

Member Cherry made a motion, seconded by member Douglas Stebbins, to approve the minutes as amended

All in favor, motion carried.

VI. ADJOURNMENT

Secretary Dean Hills made a motion, seconded by alternate B.J. Ferro to adjourn the meeting at 8:45 p.m.

All in favor, motion carried.

Respectfully Submitted,

Stephanie Benson

Recording Secretary