

**TOWN OF SOMERS
ZONING COMMISSION
P.O. BOX 308
SOMERS, CONNECTICUT 06071**

**ZONING MINUTES
REGULAR MEETING
July 24, 2006
Town Hall 7:00 p.m.**

I. PUBLIC HEARING

a. Zoning Commission's Amendment to the Zoning Regulations Sections 214-4 Definitions, 214-84 & 214-85.B. of Article XV Flood Damage Prevention, to Update Flood Requirements

Chairman Robert Martin called the public hearing to order at 7:06 p.m. Patrice Carson read the legal notice dated July 11, 2006 and published in the Journal Inquirer on July 13 and July 19, 2006.

Mrs. Carson explained that the Zoning Commission has been working to update its flood regulations. A copy of the revisions made May 1, 2006 were submitted to the State for review. DEP and FEMA sent back a list of additional changes necessary to bring the Town into compliance with State requirements. She explained these changes and noted that they have also been reviewed and recommended by the Planning Commission, CROG and the Town Attorney.

The state has requested that these changes be made before the new maps come out on August 16, 2006.

There were no comments from the audience and a motion was made by Terry Kuzman, seconded by Lise Wood and unanimously voted to close the public hearing at 7:12 p.m.

II. CALL TO ORDER

Acting Chairman Robert Martin called the regular meeting to order at 7:12 p.m. Members Anita Calder, Robert Martin, Wes Smith, Lise Wood and Alternate Member Terry Kuzman (seated for Jill Conklin) were present and constituted a quorum. Town Planner Patrice Carson was also present.

III. INTERVIEW DESIGN REVIEW BOARD CANDIDATES

This item was deferred because there were no applicants to interview.

IV. MINUTES APPROVAL

The following change was made to Old Business, Item e: The bond amount was corrected to be \$77,640.00. A motion was made by Anita Calder, seconded by Wes Smith and unanimously voted to

approve the minutes of the June 19, 2006 Zoning Commission Meeting as amended.

V. OLD BUSINESS

a. Discussion/Possible Decision: Zoning Commission's Amendment to the Zoning Regulations Section 214-4 Definitions, 214-84 & 214-85.B. of Article XV Flood Damage Prevention, to Update Flood Requirements

A motion was made by Terry Kuzman, seconded by Lise Wood and unanimously voted to approve the Zoning Commission's amendments to the Zoning Regulations Section 214-4 Definitions, 214-84 & 214-85.B. of Article XV Flood Damage Prevention as presented, effective July 27, 2006.

b. Site Plan Application for Shopping Center, 85 South Road, Somers Crossing LLC

Mrs. Carson explained that the extension from Chet Ladd granted at the last Zoning Commission meeting ends as of this date. The Planning Commission has since met and recommended approval, but with 8 conditions, which hopefully will be addressed by the end of this week. In addition, Mr. Ladd has submitted a letter granting the full 65-day extension.

The Town Attorney needs to review all the easements prior to the Zoning Commission making its decision, and it is also recommended that all of the requested items have been addressed, new drawings submitted, and approval has been made by staff and the Town Engineer. Mrs. Carson recommended that a special Zoning Commission meeting be held to discuss the application once the conditions have been met to be held either August 7, 14, or 21.

Discussion followed about some of the recommendations which the Commissioners have regarding the plans. The Commissioners want to see a colonial style, not western style, building with colonial mullions in the windows and peaked roofs. A suggestion was made that some colonial-style lighting be added to the more modern fixtures that have been selected for a colonial feeling. In addition, it was recommended that the long roofline on the right side of the Geissler's building be changed, so as not to create a long, flat appearance. Mrs. Carson will present these recommendations to the applicant for their review and addition to their plans.

A motion was made by Lise Wood, seconded by Anita Calder and unanimously voted to accept the 65-day extension from Somers Crossing, LLC and to have the Town Planner set up a special Zoning Commission meeting in August when the items have been taken care of and approved by staff.

c. Discussion/Review of Proposed Amendment to the Zoning Regulations for Change in Allowable Building Height

This item was deferred pending further information.

d. Other - There was no other Old Business.

VI. NEW BUSINESS

a. Other - See item added in Correspondence portion of meeting.

VII. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT

The next Plan of Conservation and Development meeting has not yet been scheduled.

VIII. STAFF/COMMISSIONER REPORTS

Jim Taylor has retired as Zoning Enforcement Officer. Mrs. Carson reported that a new part-time person is being hired for the position. She will keep the Commission updated.

IX. CORRESPONDENCE AND BILLS

A letter dated July 19, 2006 was received from Roger Stedding, 153 Hampden Road, expressing concern that his comments were not clearly represented regarding Grower Direct Farms in the minutes of the June 19, 2006 meeting. It was the consensus of the Commission to attach the letter to this set of minutes.

A letter dated July 24, 2006 was received from Kenneth Prior, 364 Mountain Road, regarding activity at Worthington Pond Farms and he requested to be added to the agenda to address the Commission. Mr. Martin noted that since the Commission has not yet been brought up-to-date by the Town Attorney regarding the results of the legal proceedings with Worthington Pond Farms, they would not be in a position to comment at this time.

Since Mr. Prior was in attendance, a motion was made by Lise Wood, seconded by Anita Calder and unanimously voted to add under **New Business a. Comments From Ken Prior Regarding Worthington Pond Farms**. Mr. Prior noted that any revisions to the site plan must be approved by the Commission, but this has not been the case, and he presented an outline of the activity he has seen on the site. The Commission will forward his letter to the Town Attorney for review.

X. ADJOURNMENT

A motion was made by Wes Smith, seconded by Lise Wood and unanimously voted to adjourn the July 24, 2006 Zoning Commission meeting at 7:50 p.m.

Respectfully submitted,

A.P. Calder, Secretary

Robin Timmons, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.