

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

**ZONING MINUTES
REGULAR MEETING
April 16, 2007
Town Hall - 7:00 p.m.**

I. PUBLIC HEARINGS

a. Modification of Special Use Permit Application for Gravel Operation, South & Egypt Roads, Charter

Chairman Rob Martin opened the public hearing at 7:00 p.m. and read the legal notice. It was noted that no action may be taken on this application until a report is received from the Conservation Commission. The report is expected by the May 7, 2007 Zoning Commission meeting. At their April 12, 2007 meeting, the Planning Commission recommended approval of this application as did Town Engineer Merv Strauss.

Peter Charter presented plans for the 3½ acre addition to his gravel operation for the purpose of increasing crop land. There is to be no impact to the water flow. They hope to begin work this summer and complete in the fall of 2008.

Scott Stanton, 119 Root Road, spoke in favor of the gravel operation. He has been a long-time friend of Peter Charter and a long-time resident of Somers. He has observed the gravel operation and wished to speak in favor of it.

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to close the public hearing at 7:03 p.m.

b. Special Use Permit Application for Boy Scout Hall, 78 Battle Street, Friends of Somers Boy Scouts Troup 387 Inc.

At 7:04 p.m., Mr. Martin opened up this portion of the hearing and read the legal notice. At their April 12, 2007 meeting, the Planning Commission recommended approval of this application as did the Town Engineer Merv Strauss with the condition that the lighting be brought up to 2 tenths of a foot candle in the parking lot area and walkway, and that the Zoning Commission request additional buffering requirements on the north side of the lot for a non-residential use adjacent to a residential district.

Tim Morello, President of the Friends of Somers Boy Scouts Troop 387 Inc., presented copies of the plans to be updated with changes to the walkway and lighting. The parking area will be rotated so as to provide more room at the rear of the building. The lighting will be changed to increase the level up to 2 tenths of a foot candle in the parking lot area and walkway. Screening will be added to fulfill buffering requirements

on the north side of the lot.

Donna Roberts, Treasurer of the corporation, stated that funding is still taking place, but they are heading toward meeting the funding needed.

Bill Durhels, 29 Windwood Circle, spoke as the Scout Master. He explained that the troop is very active and has 25 members currently. They have one Eagle Scout and hope to have another one this year and the troop is looking forward to having a new permanent home.

Mark Leveque, 11 Kibbe Grove Road, spoke as the Cub Master. He stated that having the hall would be a wonderful opportunity for the pack and they are all eager to have it completed.

Scott Stanton, 119 Root Road, is the Chairman of the Board of the Cub Scout Pack and feels that this is a wonderful project. He has a business in East Windsor and they put a scout hall up in that town a few years ago and it has done a lot of great things for the pack and for the town. To have one home for everything will be great. Everything can be stored in one place and they can have a common place for meeting.

Wes Smith asked how often the building would be used and it was noted that the boy scouts meet normally through the course of the year once a week, and in the summer every 2 weeks. The cub scouts will use it occasionally during the year as well. The girl scouts may also use it.

Charlie Paszkowitz, 70 Michelle Drive, has been with the Boy Scouts for many years and he wanted to thank the town for this opportunity to have a new home.

John Moak, 349 Mountain Road, stated that he was a member of the committee that formed the troop 30 years ago. They have had good leadership and are a good group. They have been a credit to the town. He thinks the lodge will be well taken care of and there will be much pride in the ownership.

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to close this portion of the public hearing at 7:13 p.m.

II. CALL TO ORDER

Chairman Robert Martin called the regular meeting to order at 7:15 p.m. Members Conklin, Martin, Smith and Alternate Member Fraro (seated for Anita Calder) were present and constituted a quorum.

III. INTERVIEW DESIGN REVIEW BOARD CANDIDATES – None were present.

IV. MINUTES APPROVAL

A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to approve the minutes of the March 19 and April 2, 2007 meetings as written.

V. OLD BUSINESS

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a. Discussion/Possible Decision: Special Use Permit Application for Boy Scout Hall, 78 Battle Street, Friends of Somers Boy Scouts Troup 387 Inc.

After some discussion, a motion was made by Wes Smith, seconded by Dan Fraro and unanimously voted to approve Friends of Somers Boy Scouts Troop 387 Inc.'s Special Use Permit Application for a Boy Scout Hall at 78 Battle Street, with the conditions that 1) lighting be brought up to two-tenths of a foot candle in the parking lot area and walkway, and 2) additional buffering requirements be met on the north side of the lot for a non-residential use adjacent to a residential district.

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b. Other – There was no other Old Business.

VI. NEW BUSINESS

a. Other

A motion was made by Jill Conklin, seconded by Wes Smith and unanimously voted to add **Site Plan Application, Somers Crossing Phase II, South Road, Ladd** to the agenda.

Chet Ladd presented plans showing both the first and second phases of the Somers Crossing project.

Design Engineer Chuck Bomley of Plan B Retail Design, stated that the new design was done to complement the style of the Geissler's Supermarket in Phase I of the project. The parking area of Phase II will help to make the area in Phase I more accessible. It will be set up in a village style. The buildings will be grouped together and will be built as tenants are found.

He discussed lighting and noted that the general ambient lighting will be continued somewhat in this portion, but will have lower polls. He showed photos of the fixtures. The lights will shine down and have shadowing, and can be used directionally and will complement the lights used in Phase I.

A landscaping plan was also submitted and the same species of plants were used as with the first phase. A screen of pines will be planted as a buffer.

Individual septic systems will be included as shown on the plans. Public water will serve the entire complex. The water company has asked that the water be looped in so that Shady Lake can tie in. In addition, he is providing access for the utilities at Shady Lake.

A motion was made by Wes Smith, seconded by Jill Conklin and unanimously voted to accept the Ladd's plans for Somers Crossing, Phase II, on South Road and to refer them to the Planning Commission for review.

VII. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT

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There was no discussion on this item.

VIII. STAFF/COMMISSIONER REPORTS – There were no reports.

IX. CORRESPONDENCE AND BILLS – There were none.

X. ADJOURNMENT

A motion was made by Jill Conklin, seconded by Wes Smith and unanimously voted to adjourn the April 16, 2007 Zoning Commission meeting at 7:42 p.m.

Respectfully submitted,

Wesley Smith, Secretary

Robin Timmons, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.