

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

**ZONING MINUTES  
REGULAR MEETING  
MAY 21, 2007  
TOWN HALL - 7:00 p.m.**

**I. CALL TO ORDER**

Chairman Robert Martin called the regular meeting to order at 7:04 p.m. Members Jill Conklin, Ray Hafford, Robert Martin, and Alternate Member Daniel Fraro (seated for Anita Calder) were present and constituted a quorum. Patrice Carson, Town Planner was also present.

**II. INTERVIEW DESIGN REVIEW BOARD CANDIDATES** – There were none.

**III. MINUTES APPROVAL**

A motion was made by Jill Conklin, seconded by Ray Hafford and unanimously voted to approve the minutes of the May 7, 2007 meetings as written.

**IV. OLD BUSINESS**

**a. Site Plan Application for Somers Crossing Phase II, 87 South Road, Somers Crossing, LLC**

Staff met with the applicant and his representatives today and Mrs. Carson gave a summary of what was discussed. She noted that she has heard from residents living near Somers Crossing who are planning to walk to the site and requested that adequate walkways and sidewalks are provided. The applicant has been made aware of this and is willing to accommodate this.

The offices and businesses will be designed in a colonial style. No box style buildings will be included.

The applicant will be meeting with the Planning Commission this Thursday night, May 24. They will be coming before this Zoning Commission again at the end of June.

**b. Other** – There was no other Old Business.

**V. NEW BUSINESS**

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to take Item c, New Business, out of order.

**c. Special Use Permit Application for Home Occupation for Computer Repair & IT Business, 7 School Street, Diakostavrianos**

- Applicant Nick Diakostavrianos explained that he currently has a business in town on South Road. He is going to be closing up the shop and is applying to have his office out of his home. Since his business involves mainly service calls out of his home, he is not expecting to have customers coming to his home. He does not expect to have any employees. He does have space for a few cars, but doesn't anticipate using them. He would like to have a sign and will be contacting the Zoning Enforcement Officer to discuss the requirements.

The residence is a raised cape style. Mr. Diakostavrianos presented a floor plan showing the home office.

A motion was made by Jill Conklin, seconded by Dan Fraro, and unanimously voted to accept Diakostavrianos' Special Use Permit application for a home occupation for a computer repair and IT Business at 7 School Street, refer it to the Planning Commission, and set a public hearing for Monday, June 4, 2007 beginning at 7:00pm in the Town Hall.

**a. Special Use Permit Application for Gravel Bank, 164 Hampden Road, Grower Direct Farms**

The Commission reviewed plans for Grower Direct's application to renew their Special Use Permit for gravel operations. He is proposing to continue to remove gravel from the site so as to create a suitable growing area.

**b. Special Use Permit Application for Gravel Bank, Stafford/Root/Wood Roads, Wood Gravel Operation, LLC**

Mrs. Carson described this site and noted that the bank on the north side has currently been hydro-seeded. She has not received any comments from the neighbors regarding the site.

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to accept Grower Direct's Special Use Permit application for a gravel bank at 164 Hampden Road, and accept Wood Gravel Operation, LLC's Special Use Permit application for a gravel bank at Stafford/Root/Wood Roads, refer them to the Planning Commission, and set a public hearing for Monday, June 4, 2007 beginning at 7:00pm in the Town Hall.

**d. Other**

- A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to add **Site Plan Application for Change of Use from Photography Studio to Gift Shop, 102 Main Street, Danielle** under New Business Other.

Mrs. Carson explained that she is seeking the Commissioners' input as to whether or not they would like this application to be handled before the Zoning Commission or in-house by staff. The applicant is seeking to open an antique, gift shop, photo shop where the photography studio used to be at 102 Main

Street. The shop will be 540 square feet.

Since the usage of the site will be for a retail business of a similar nature to the previous shop at the site, it was the consensus of the Zoning Commission that the application be taken care of in-house by staff.

## **VI. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT**

- Mrs. Carson received notice of the presentation of CRCOG's model farm friendly regulation project on June 27, 2007 at Bloomfield Town Hall and also on July 11, 2007 at Ellington Town Hall. She highly recommended that the Commissioners attend one of these presentations and give their input.

- Mrs. Carson reminded the Commissioners of the public hearing on Thursday, May 31, 2007 at the Somersville Grammar School regarding Somersville Center. She also presented a preliminary draft of the regulations for the Center which need to be completed by the August moratorium deadline and asked that the Commissioners review it and give her comments and feedback.

## **VII. STAFF/COMMISSIONER REPORTS**

The Commission reviewed Zoning Enforcement Officer Joy O'Connor's letters since the last meeting.

- Mrs. Carson explained that Pleasant View Farms came into the Land Use Office to ask about the requirement of a permit to sell ice cream at their farm. She noted that they have a café permit for beer, a restaurant permit, and have been selling hot dogs, ice cream and other foods out of their building. Therefore, she doesn't think that they would need an additional permit to sell ice cream out of the same building. If they were seeking to put up an additional building, then they would need a new permit. The Commission agreed.

Dan Fraro went to the Land Use Academy Class 1 of 3 sponsored by UConn and explained that it was very good. It was informative and explained how helpful the Commission is for the community as a whole. He shared a copy of a handout he received from a slide show. Mrs. Carson will make copies for everyone.

## **VIII. CORRESPONDENCE AND BILLS**

- There was no correspondence.

A bill was presented from the Journal Inquirer in the amount of \$173.14 for the public hearing on April 16, 2007. A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to pay the bill.

## **IX. ADJOURNMENT**

A motion was made by Ray Hafford, seconded by Jill Conklin and unanimously voted to adjourn the May 21, 2007 Zoning Commission meeting at 8:15 p.m.

Respectfully submitted,

Wesley Smith, Secretary

Robin Timmons, Recording Secretary

***MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.***