

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

**ZONING MINUTES  
SPECIAL MEETING  
SEPTEMBER 10, 2007 - 7:00pm  
TOWN HALL**

**I. CALL TO ORDER**

Vice-Chairman Jill Conklin called the Special Meeting of the Zoning Commission to order at 7:01pm. Members present were Jill Conklin, Wes Smith and Alternate Member Dan Fraro (seated for Rob Martin). Town Planner Patrice Carson was also in attendance.

**II. INTERVIEW DESIGN REVIEW BOARD CANDIDATES**

No candidates were present to be interviewed.

Patrice Carson said that four of the five people needed for the Board have been appointed. She has been in contact with Mr. Coelho. She hopes the Board will be complete soon so they can review plans for the new development anticipated in the commercial area.

**III. OLD BUSINESS**

**a. Site Plan Application For Metal Building For Industrial Use, 251 Field Road, Smyth (09/17)**

Michael Mocko presented the plans for a metal storage shed. The initial plan was presented at the July 23<sup>rd</sup> Regular Meeting.

The building will measure 60' X 200' and will stand a maximum of 22' at the roof peak. The property is 6.19 acres (269,636 square feet) including the other adjoining Smyth lot which was reconfigured. The original plans were for the maximum lot coverage of 59.9%. After reconfiguring, the lot coverage will be 20%.

Access will be from Field Road using the current driveway. The shed entrance will face the rear of the property in deference to the residence located between Field Road and the shed.

There is a zone line 80' from the east side of the shed that separates the A-1 zone and the industrial zone. A lattice fence will be installed on the west boundary of the lot facing the residential zone to screen the residence. The fence will be 10' from the lot line on top of an existing soil mound and will extend almost to the end of the new shed. All lighting will be cut-off lighting and will face away from the homes.

Wes Smith asked what would be the purpose of the building. Mr. Mocko explained that it is intended for light commercial and rental/lease space. Bob Smyth added that Conval is expected to lease most of the space for storage and some manufacturing.

Wes Smith asked about the anticipated truck traffic. Bob Smyth answered that it will be 18-wheeler truck traffic that will go to a loading dock.

Wes Smith asked about the hours of operations. Bob Smyth explained that Conval has a second shift but does not usually receive anything after 6:00pm.

Jill Conklin asked if the zone line is a property line. Bob Smyth said that it is not, he owns the property on both sides of the zone line.

Patrice Carson explained that this permit is a Site Plan and does not require a Public Hearing.

A motion was made by Wes Smith, seconded by Dan Fraro, and unanimously voted to refer Smyth's Site Plan application for a metal building for industrial use at 251 Field Road to the Planning Commission.

#### **IV. NEW BUSINESS:**

##### **A. Site Plan Application For Antique Business, 39 South Road, Rendell**

Maureen Rendell is requesting to reopen an antique at 39 South Road. About 17 years ago the Town had approved her business at this location and she had run the business from there for several years. The business would occupy 300 square feet of the ground floor of the premises where she lives. She would have six parking spaces for her customers. The business would operate only on Friday, Saturday and Sunday from about 10:00 a.m. to 5:00 p.m.

Jill Conklin asked if Ms. Rendell had a Special Use Permit to live at the premises since it is in a business district. Ms. Rendell explained that she purchased the property with the residential use and she never gave up her right to live there.

A motion was made by Dan Fraro, seconded by Wes Smith, and unanimously voted to accept Rendell's Site Plan application for an antique business at 39 South Road and refer it to the Planning Commission.

Patrice Carson informed Ms. Rendell that she will need an additional permit for her sign.

#### **V. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT**

Patrice Carson explained that she does not have any new information as of yet on the ridge line. She is waiting for input from the towns in the Metacomet Ridge area. She would like to compare their regulations and Somers old regulations.

#### **VI. STAFF/COMMISSION REPORTS**

Patrice Carson distributed copies of the Zoning Commission Annual Report and letters from Zoning Enforcement Officer Joy O'Connell.

Dan Fraro asked regarding outdoor furnaces. Ms. Carson said she would bring in the information she has on them.

The Zoning Commission Annual Report for 07/01/06 to 06/30/07 was reviewed and discussed by the Commission. A motion was made by Wes Smith, seconded by Dan Fraro, and unanimously voted to accept the 2006-2007 Zoning Commission Annual Report as written for inclusion into the Town of Somers Annual Report.

## **VII. CORRESPONDENCE AND BILLS**

The Commission agreed to sign the yearly agreement for NCCD Services which provides an Erosion Control/Inland Wetlands Officer.

The following bills were presented for payment:

Journal Inquirer (July 23 <sup>rd</sup> Public Hearing).....	\$188.88
Journal Inquirer (July 23 <sup>rd</sup> Meeting).....	70.83
½ of Planning & Zoning Conference Fee.....	92.50

A motion was made by Dan Fraro, seconded by Wes Smith, and unanimously voted to pay the bills as presented.

## **VIII. ADJOURNMENT**

A motion was made by Wes Smith, seconded by Dan Fraro, and unanimously voted to adjourn the September 10, 2007 Zoning Commission Special Meeting at 7:43pm.

Respectfully submitted,

Wesley Smith, Secretary

Jeanne Reed, Recording Secretary

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