

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

**ZONING MINUTES
REGULAR MEETING
SEPTEMBER 17, 2007 - 7:00pm
TOWN HALL**

I. CALL TO ORDER

Chairman Rob Martin called the Regular Meeting to order at 7:01 p.m. Members present were Jill Conklin, Rob Martin, Wes Smith and Alternate Member Dan Fraro (seated for Ray Hafford). Town Planner Patrice Carson was also in attendance.

II. INTERVIEW DESIGN REVIEW BOARD CANDIDATES

No candidates were present to be interviewed. Ms. Carson said that there are four current Board members and one more member is needed.

The position should require less than a 2-hour a month time commitment. However, time is of the essence to have the Commission in place for some impending projects.

III. MINUTES APPROVAL: July 23, 2007 & September 10, 2007

A motion was made by Dan Fraro, seconded by Wes Smith and unanimously voted to approve the minutes of July 23, 2007 as written.

A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to approve the minutes of September 10, 2007 as written.

IV. OLD BUSINESS:

A. Discussion/Possible Decision: Site Plan Application For Metal Building For Industrial Use, 251 Field Road, Smyth (09/17)

Property owner Bob Smyth and Mike Mocko of Ward Engineering attended the meeting. Mike Mocko addressed concerns that Merv Strauss had noted.

The plans were revised to show spot grades for grading and paving. The applicant has voluntarily added hoods to all catch basins.

The storm water maintenance plan will entail the following:

1. Yearly sweeping or vacuuming of the pavement
2. Yearly cleaning of the sumps
3. Regular mowing and litter maintenance of the grass swale

Per Mr. Strauss' request, calculations have been provided regarding the total suspended solids and water run-off on the proposed pervious pavement. The screen fence will be extended to follow the entire length of the parking lot.

Ms. Carson read a letter from Mr. Strauss stating that with the revisions and computations listed above he accepted the proposal for this plan. The Planning Commission had also recommended approval conditioned upon Mr. Strauss' comments being satisfactorily addressed.

A was made by Wes Smith, seconded by Jill Conklin and unanimously voted to approve Smyth's Site Plan application for a metal building for industrial use at 251 Field Road. It was noted that the approval was for use of the building by Conval. Other uses would have to come back to the Commission for approval.

b. Discussion/Possible Decision: Site Plan Application For Antique Business, 39 South Road, Rendell

The Commission reviewed the application. The property in question had been an antique shop and Ms. Rendell had abandoned this use. She now wants to reopen the antique shop to operate Friday, Saturday and Sunday. The Planning Commission has recommended approval. The property is commercially zoned.

A motion was made by Jill Conklin, seconded by Dan Faro and unanimously voted to approve Rendell's Site Plan Application for an antique business at 39 South Road.

C. Other: There was no other Old Business.

V. NEW BUSINESS:

A. Other

A motion was made by Dan Fraro, seconded by Wes Smith and unanimously voted to add to the agenda: **Site Plan Application For Change Of Use From Nail Salon To Dry-Cleaning Pick-up/Drop-off Store, 631 Main Street.**

The applicant owns Stafford Cleaners and proposes to use the Somers location as a drop-off point for laundry, which will be cleaned at the Stafford facility. There will be one employee; hours of operation will be 8 a.m to 6 p.m. Monday through Friday and 8 a.m to 3 p.m. on Saturday.

It was agreed by consensus of the Commission to allow the plan to be handled by staff review.

VI. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT

Ms. Carson hopes to have the ridgeline information by the October 2, 2007 meeting. Mr. Fraro is interested in how other towns enforce ridgeline regulations. Wes Smith questioned the feasibility of a ridge bond.

VII. STAFF/COMMISSION REPORTS

Ms. Carson discussed property located on the west end of Stafford Road that is owned by Michael Cane.

Mr. Cane owns property in Somers and a larger adjoining parcel in East Longmeadow. A CL&P easement runs through part of the Somers property and cannot be built upon. The East Longmeadow property is commercially zoned according to Cane's attorney.

Cane proposes to install a commercial building on the East Longmeadow land. He hopes to use the Somers land with the easement as an access way to this building over which eighteen-wheeler trucks can travel. Mr. Cane had previously represented to the Planning Commission a plan for a 4-lot subdivision on the Somers land.

Ms. Carson asked the Commission to consider their thoughts and feelings regarding drive through business in the new Somersville overlay district. She hopes this can be discussed at the next Zoning Commission meeting.

VIII. CORRESPONDENCE AND BILLS

Ms. Carson notified the commission of a program being conducted by CAZEO. It will take place on October 3, 2007 and will cost \$40.00. The major topic will be outdoor wood burning furnace problems, regulation and enforcement and Low Impact Development, two items the Commission has been discussing.

A motion was made by Jill Conklin, seconded by Rob Martin and unanimously voted to send Ms. Carson to this seminar.

IX. ADJOURNMENT

A motion was made by Jill Conklin, seconded by Rob Martin and unanimously voted to adjourn the September 17, 2007 Zoning Commission Regular Meeting at 7:46 p.m.

Respectfully submitted,

Wesley Smith, Secretary

Jeanne Reed, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING

