

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

**ZONING MINUTES
REGULAR MEETING
JANUARY 7, 2008
TOWN HALL 7:00 p.m.**

I. CALL TO ORDER

Chairman Rob Martin called the regular meeting of the Zoning Commission to order at 7:02 p.m. Members Jill Conklin, Rob Martin, Wes Smith and alternate Dan Fraro (seated for Ray Hafford) were present and constituted a quorum. Town Planner Patrice Carson was also present.

II. MINUTES APPROVAL: November 12, 2007, November 19, 2007 & December 10, 2007

A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to approve the minutes of November 12, 2007, November 19, 2007 and December 10, 2007 as written.

III. INTERVIEW DESIGN REVIEW BOARD CANDIDATES – There were none.

IV. OLD BUSINESS

a. Discussion/Possible Decision: Zoning Commission's Proposed Amendments To The Zoning Regulations For Outdoor Wood Burning Furnaces (Owbf's)

Rob Martin stated that as a result of the public's participation, he is inclined to regulate the furnaces rather than ban outright. Recommendations proposed by the public were for summertime restrictions, minimum lot size and residential neighborhood exclusions.

Ms. Carson has written a letter requesting a representative from the DEP come to a Zoning Commission meeting to speak and answer the Commission's questions regarding the OWBF's. The Commission agreed by consensus to wait until after hearing from the DEP to make a decision on the furnaces. Rob Martin announced this to the citizens present and notified them that the meeting agenda would note the DEP representative's attendance.

b. Other – There was no other Old Business.

V. NEW BUSINESS:

a. Site Plan Application For Change Of Use To Antiques & Gift Shop, 635 Main Street, Barkett

Ms. Carson explained that the use for the site will remain basically the same. In the past, these applications have been handled internally by staff with the Commission's prior approval. Ms. Carson said that she was looking for a determination to be made by the Commission.

It was agreed by a consensus of the Commission for the application to be handled by in-house Planning & Zoning staff.

b. Application For Zone Change From A-1 To Industrial, 225 Field Road, Smyth & Avery

Applicant Bob Smyth presented the application which is for his property at 225 Field Road and Jason Avery's property at 251 Field Road. He displayed a map to the Commission and showed where his and Jason Avery's properties are located. A residential neighborhood with seven homes abuts the southeast property line.

Mr. Smyth plans to construct steel building(s) for lease for light industrial (low noise) usage. The building would be one story high with a green colored roof. The back of the building would face the residential area. Any loading platforms, entrances, etc., would be located at the building front. Access is intended from Field Road. The Billings Road access might be used for emergency access only.

Ms. Carson explained that there are strict "Type C" screening requirements between industrially-used land and residential properties. This is only required when development of the industrial use occurs.

A motion was made by Wes Smith, seconded by Dan Fraro and unanimously voted to accept Smyth and Avery's application for a Zone Change From A-1 To Industrial for 225 and 251 Field Road.

c. 2008/2009 Budget

Ms. Carson distributed and explained the Draft Zoning Commission Budget and Training and Conference Plan for 2008/09 to the Commission which had been previously emailed to them.

After some discussion, a motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to approve the 2008/2009 Budget as presented and forward it to the Treasurer as requested.

d. Election of Officers

Currently, Rob Martin is Chairman, Jill Conklin is Vice-Chairman and Wes Smith is Secretary of the Commission.

A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to nominate the existing slate of Commission Officers as it stands.

e. Review Bylaws

Ms. Carson explained that, per the bylaws, the Commission is to review the bylaws and, if they see fit, to

amend them as appropriate. There have been no revisions since 2004. Any amendments could not be made until the next meeting.

It was the consensus of the Commission to maintain the Zoning Commission Bylaws as they currently are written.

f. Other – There was no other New Business.

VI. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT

a. Ridgeline Regulations

Ms. Carson presented a topography map of Somers. The commission studied and discussed the map in relation to the visible ridgeline. A discussion ensued as to how to write the ridgeline regulations to best protect the view of the mountains and the rights of property owners.

Ms. Carson explained that in Kent they located the highest points on the topo map and measured down 1,000 feet to designate the regulated area. She also pointed out that a portion of the ridgeline area in eastern Somers is preserved land that is already protected and can be excluded from the regulations.

The Commission agreed that they should go for a field trip now while the leaves are off the trees to view the target areas. Ms. Carson offered to draw out a route plan.

The Commission requested Ms. Carson and Zoning Enforcement Officer, Joy O'Connor to draft a framework for the Ridgeline Regulations.

VI. STAFF/COMMISSIONER REPORTS

There was no report at this time.

Ms. Carson notified the Commission that she will not be able to attend the next two, possibly three meetings of the Zoning Commission. Joy O'Connor can attend if she is needed. If Ms. Carson's attendance is critical, the Zoning Commission meeting can be rescheduled to a different date. Chairman Martin will contact Ms. Carson prior to the meeting to determine whether to reschedule or not.

VII. CORRESPONDENCE AND BILLS

Journal Inquirer (November 12, 2007 meeting) \$55.09

A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to approve paying the bill.

The Commission discussed continuing education requirements for the Planner.

X. ADJOURNMENT

A motion was made by Jill Conklin, seconded by Wes Smith and unanimously voted to adjourn the January 7, 2008 Zoning Commission meeting at 7:57 p.m.

Respectfully submitted,

Wesley Smith, Secretary

Jeanne Reed, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING