

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

**ZONING MINUTES
REGULAR MEETING
MARCH 3, 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 7:10 p.m. Members Jill Conklin, Rob Martin, and alternate Dan Fraro (seated for Ray Hafford) were present and constituted a quorum.

II. MINUTES APPROVAL: January 7, 2008 & January 23, 2008

A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to approve the minutes of January 7, 2008 as written.

Action on the minutes of January 23, 2008 was deferred.

III. INTERVIEW DESIGN REVIEW BOARD CANDIDATES – Richard Cheney was present to be interviewed for a position on the Design Review Board. The Commission explained the purposed of the Board, and working closely with new development in Town to offer recommendations on building design and landscaping to fit the aesthetics in conformance with the Town's Plan of Conservation and Development and the character of the neighborhood that was being developed. It was the consensus of the Commission to recommend Richard Cheney to the Board of Selectmen to sit on the Design Review Board.

IV. OLD BUSINESS

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

The Commission decided to defer action on this item so that staff can have an internal discussion on the regulations with the new Building Inspector and report back to the Zoning Commission.

**b. Application For Zone Change From A-1 To Industrial, 225 Field Road, Smyth & Avery –
EXTENSION TO RESET PUBLIC HEARING**

A letter was received from applicants Smith and Avery granting the Commission an extension to March 17 in order to hold a public hearing on their Zone Change request. A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to accept the applicants' extension

and reset the public hearing date to Monday, March 17, 2008, beginning at 7:00pm in the Town Hall.

c. DISCUSSION: STORAGE OF FERTILIZER ON A FARM - LIPTON

The Commissioners discussed the information received from Town staff. It was the consensus of the Commission to have staff issue a specific Zoning Permit internally for the storage of fertilizer with the conditions laid out as enumerated, with one of the conditions being any enlargement of the operation would require further approvals from the Zoning Commission. The Zoning Commission would like to see the permit once it's issued.

d. Other – There was no other Old Business.

V. NEW BUSINESS:

a. DETERMINATION OF STAFF REVIEW: CHANGE OF USE, 23 ELEANOR ROAD, FILTER FABRIC

A current business in town would like to relocate to 23 Eleanor Road which is zoned Industrial. The business consists of 5 people who sew fabric for water filters and there is no hazardous materials used or produced in the business. It was agreed by a consensus of the Commission for the application to be handled by in-house Planning & Zoning staff and to keep the Zoning Commission apprised of what is going on with the business.

b. DETERMINATION OF STAFF REVIEW: CHANGE OF USE, 16 EGYPT ROAD, STOP-N-START TRANSMISSIONS

A current business in town would like to relocate to 16 Egypt Road which is zoned Industrial. The business is a transmission business which will only be fixing transmissions – no car sales will be done. It was agreed by a consensus of the Commission for the application to be handled by in-house Planning & Zoning staff.

c. Other – There was no other New Business.

VI. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT

a. Ridgeline Regulations – REVIEW DRAFT

Dan Fraro had reviewed the draft and had some questions about wording to explain how much land would be able to be cleared where a house and septic would go. He also had some questions regarding someone who purchased a lot for timber harvesting. The regulations should address a selective harvest procedure. The other Commissioners wanted more time to review the draft.

VII. STAFF/COMMISSIONER REPORTS

There was no report at this time.

VIII. CORRESPONDENCE AND BILLS

There were none at this time.

IX. ADJOURNMENT

A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to adjourn the March 3, 2008 Zoning Commission meeting at 8:15 p.m.

Respectfully submitted,

Wesley Smith, Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING