

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

**ZONING MINUTES
REGULAR MEETING
May 5, 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 7:04 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: April 7, 2008 (regular meeting) & April 21, 2008

The approval for the minutes of the April 7, 2008 meeting was deferred to the next meeting.

A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to approve the minutes of the April 21, 2008 meeting as written.

III. INTERVIEW DESIGN REVIEW BOARD CANDIDATES

All necessary positions on the Board have been filled. If another candidate were to come forward however, they could be added to the Board.

It was agreed by consensus to remove this item from future agendas and add it if a candidate came forward.

IV. OLD BUSINESS:

a. Discussion/Possible Decision: Application For Zone Change From A-1 To I, 225 & 251 Field Road, Smyth & Avery

The Commission could reviewed the file and information that had been presented at the hearing.

Mr. Martin asked Wes Smith if he had listened to the tapes of the Public Hearing on this issue that he had not attended. Mr. Smith said that he did.

Mr. Martin asked if the Commission had any questions or wanted further discussion. There were no questions but the Commission did review the minutes of the Planning Commission meeting and their referral comments on the issue.

Ms. Carson stated that the Town Attorney prefers the motion to be made in the positive and that reasons should be given for any vote on the motion.

A motion was made by Wes Smith and seconded by Dan Fraro to approve Smyth and Avery's application for a zone change from A-1 to I at 225 and 251 Field Road. Mr. Smith stated that after reviewing Somers' Plan of Conservation & Development he found the application consistent with the direction that the plan suggests. Dan Fraro agreed with Mr. Smith's reason and also stated that this was in keeping with the recommendation of the Planning Commission on this matter. The vote was 2 in favor (Fraro and Smith), 2 opposed (Conklin and Martin), and 0 abstentions. The motion did not carry; the zone changed did not pass.

b. Discussion: Zoning Commission's Proposed Amendments To The Zoning Regulations For Outdoor Wood Burning Furnaces – Set Hearing Date

Ms. Carson presented a draft regulation to the Commission. As suggested by the Commission, this version bans burning between April 15th and October 15th and has an exemption from this ban for agricultural or farm use. Ms. Carson added that the Town Attorney issued a statement that he believes the amendment complies with the state statute and he therefore had no additional comments. The amendment must be referred to CRCOG and will have a 35-day review period. The amendment will be subject to another Public Hearing.

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to set a Public Hearing for the Zoning Commission's proposed amendments to the zoning regulations for outdoor wood burning furnaces for Monday, June 16, 2008 at 7:00 pm in the Town Hall.

Jill Conklin clarified that the 200-foot restriction in the proposed regulation refers to a 200-foot distance from an OWBF unit from an actual residence and not from a property line. Rob Martin suggested the regulation should reference the Town definitions for farm and agricultural operation and asked Ms. Carson to check that with the Town Attorney.

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to amend the previous motion to include a referral of the proposed amendment to CRCOG and the Planning Commission.

c. Other – There was no other Old Business.

V. NEW BUSINESS:

a. Determination Of Staff Review: Site Plan Application For Change Of Use To Office Space, 27 Quality Avenue, Guisti

Ralph Guisti explained that STR (Specialized Technology Resources) is a potential new tenant for his building at 27 Quality Avenue. Mr. Giusti wants to be prepared for a move to take place in thirty days and so is preparing his application now. STR would be using about 4,000 square feet of the building for office space. Twenty to a maximum of forty employees would be using the offices and there would be no public

traffic in and out. STR plans to have a 2-year contract for the space.

Mr. Giusti believes that his parking plan will be the primary concern of the Zoning Commission regarding the move. He described his current plan with 34 parking spaces and his Phase II parking plan, which would allow for another 12 spaces.

The building currently houses Mac Dac Engineering and a day care center. Mr. Guisti described the traffic patterns of the day care center. The center would only need five parking spaces and a buffer zone for drop-off and pick-up traffic. Mac Dac has seven employees.

There was a consensus of the Commission to allow the application to be decided through staff review.

b. Other

- A motion was made by Wes Smith, seconded by Dan Fraro and unanimously voted to add **Determination of Staff Review: Site Plan Application for a 12' X 16' shed at 359 Mountain Road, Worthington Pond Farm.**

- Ms. Carson explained that Mr. Roulier wants to install a permanent shed for the storage of model trains.

Mr. Smith stated that he applauds Mr. Roullier for making the application because he has been wrongly accused of not following protocol in the past.

The Commission reviewed the application and there was a consensus of the Commission to allow the application to be decided through staff review.

VI. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT

a. Ridgeline Regulations – Review Draft

Ms. Carson suggested that the next Zoning meeting be devoted to discussion of the Ridgeline Regulations, since the agenda appeared to be light. A discussion ensued regarding clarification on timbering and selective harvesting of trees versus clear-cutting. Current regulations do not allow removal of trees greater than 6" in diameter. Dan Fraro offered to ask a forester he knows to attend a Zoning meeting to discuss how to select trees for lumbering.

VII. STAFF/COMMISSIONER REPORTS

- On Friday, May 9th, Ms. Carson will be interviewing candidates for the Town's ZEO position. South Windsor, Ellington and Somers plan to share a ZEO.

VIII. CORRESPONDENCE AND BILLS – There were none.

IX. ADJOURNMENT

A motion was made by Wes Smith, seconded by Jill Conklin and unanimously voted to adjourn the May 5, 2009 Zoning Commission meeting at 8:01 p.m.

Respectfully submitted,

Wesley Smith
Board Secretary

Jeanne Reed
Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.