

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

**ZONING MINUTES
SPECIAL MEETING
OCTOBER 6, 2008 - 6:30 p.m.
TOWN HALL**

I. CALL TO ORDER

Chairman Rob Martin called the Special Meeting of the Zoning Commission to order at 6:35 pm. Members Rob Martin, Jill Conklin Wes Smith and Alternate Paige Rasid (seated for Blinky Calder) were present and constituted a quorum. Town Planner Patrice Carson was also present.

II. MINUTES APPROVAL: September 22, 2008

Ms. Carson explained that because the time for the meeting was changed to 6:30 pm, it must be considered a Special Meeting. Therefore, minutes cannot be approved and no other old or new business can be brought up or added to the agenda.

III. OLD BUSINESS

a. DISCUSSION/POSSIBLE DECISION: SITE PLAN APPLICATION FOR TWO INDUSTRIAL BUILDINGS, 65 SUNSHINE FARMS DRIVE, BARNES

Steve & Debbie Barnes attended the meeting and presented their plans to the Commission.

Ms. Carson explained that the plans were approved by the Town Sanitarian on September 16, 2008. The Conservation Officer approved the plans on September 22nd and he also found the erosion controls to be adequate. The Fire Marshal approved the plans on September 26th. Ms. Carson had a meeting with Bob Cafarelli on October 6th. Mr. Cafarelli gave her a letter stating that he has reviewed the revised plans and finds that all his concerns have been addressed.

Ms. Carson also met with Merv Strauss on October 6th and he told her that his concerns had been met as well. Ms. Carson elaborated on what he discussed:

1. He finds that the fence and existing and additional screening that will go on the property line are adequate for both complete and noise screening.
2. A note was added about the future entrance to the property that states that whatever the landscaping regulations are when this entrance is opened will be enforced at that time. This note meets Mr. Strauss', Ms. Carson's and the Zoning Enforcement Officer's requirements.
3. The building that does not have a septic system will be used for storage only.
4. A galley and a drywell have been added to take care of the drainage concerns.
5. A letter dated September 29th from Bill Hiako of the Town DPW, states that after viewing the property during a rain storm he observed no evidence of water or debris overflow onto any of the neighboring properties. He said that he is comfortable with the drainage.
6. Concerns about the easements for drainage and a wall have been addressed. There is an encroachment and maintenance easement regarding a concrete retaining wall. At this time both lots are owned by the Barnes and this would only be an issue if these properties are sold separately.
7. Mr. Strauss wants to be sure that everything involving the lighting is cut off and the source cannot be seen per the Zoning Regulations.
8. A surveying question about the true North arrow has been addressed on sheet one.
9. Erosion Control was addressed by David Askew on the last sheet.
10. The legal address for the property has been added to the plans.

A motion was made by Ms. Conklin; seconded by Mr. Smith and unanimously voted to approve the Barnes' Site Plan application for two industrial buildings at 65 Sunshine Farms Drive per the revised plan dated October 3, 2009 and received October 6, 2008 by the Planning Office.

b. MODIFICATION OF SPECIAL USE PERMIT APPLICATION FOR GOLF CENTER, 349 MAIN STREET, DRIVING RANGE 349 MAIN STREET, LLC

Ms. Carson explained that at the last meeting a Public Hearing of this modification was set for tonight's meeting. Since that time Ms. Carson learned that the applicant must have the FEMA LOMR approval before a permit is given. The applicant believes they will have this by the beginning of November.

A second set of plans for the project has been submitted to the Town that addresses staff concerns. The Planning Commission is working on a mechanism that will allow a parking deferral now but will give a legal foundation to require construction of the parking when needed in the future.

A motion was made by Mr. Smith; seconded by Ms. Conklin and unanimously voted to set the Public Hearing for Monday, November 17, 2008 at 7:00 pm at Town Hall for Driving Range 349 Main Street, LLC's modification of a Special Use Permit application for a Golf Center at 349 Main Street.

IV. NEW BUSINESS

a. REVIEW/ADOPT MEETING DATES – 2009

The Commission reviewed the regular meeting date schedule presented for 2009. A motion was made by Mr. Smith; seconded by Ms. Rasid and unanimously voted to adopt the regular meeting dates for 2009 as presented.

V. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT

a. RIDGELINE REGULATIONS – REVIEW DRAFT & DISCUSS FORESTER JOE VOBORIL'S COMMENTS

The Commission agreed by consensus to have a Public Forum during the meeting of November 3, 2008 regarding the Ridgeline regulations.

VI. STAFF/COMMISSIONER REPORTS – There were none.

VII. CORRESPONDENCE AND BILLS

Ms. Carson presented the yearly agreement with North Central Conservation District for the Inland Wetlands/Soil & Erosion Control Officer's position being served by Mr. David Askew. Mr. Martin signed the agreement.

VIII. ADJOURNMENT

A motion was made by Ms. Conklin; seconded by Mr. Smith and unanimously voted to adjourn the October 6, 2008 Zoning Commission meeting at 7:00 pm.

Respectfully submitted,

Wesley Smith, Secretary

Jeanne Reed, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.