

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

**ZONING MINUTES  
REGULAR MEETING  
NOVEMBER 17, 2008  
TOWN HALL - 7:00 p.m.**

**I. PUBLIC HEARINGS:**

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

Vice Chairman Jill Conklin opened the public hearing at 7:30pm and the legal notice was read. Commission members present were Jill Conklin and Wes Smith, and alternate member Paige Rasid (seated for Rob Martin). Also present was Town Planner Patrice Carson.

Ms. Carson explained that a letter was just received from the applicant's engineer Tim Coon, stating that their required FEMA paperwork had not been received yet. Because of this the applicant has requested that the public hearing be opened and then continued to the next meeting.

*A motion was made by Mr. Smith; seconded by Ms. Rasid and unanimously voted to continue Driving Range 349 Main Street, LLC's public hearing for modification of a special use permit application for a Golf Center at 349 Main Street until December 1, 2008 at 7:00pm at Somers Town Hall.*

**II. CALL TO ORDER**

Acting Chairman Jill Conklin called the regular meeting of the Zoning Commission to order at 7:32pm. Members Jill Conklin and Wes Smith, and alternate member Paige Rasid (seated for Rob Martin) were present and constituted a quorum. Town Planner Patrice Carson was also present.

**III. MINUTES APPROVAL: NOVEMBER 3, 2008**

*A motion was made by Ms. Rasid; seconded by Mr. Smith and unanimously voted to approve the minutes of November 3, 2008 as written.*

**IV. OLD BUSINESS**

**a. OTHER – BOY SCOUT HALL, BATTLE STREET**

Ms. Carson explained that the Boy Scout's lodge is near completion and the project is down to the certificate of occupancy process now. For this the Town requires an As-Built survey showing everything on the property. The Boy Scouts have asked for that requirement to be waived.

The Commission decided that waiving the As-Built requirement would not be a good idea for either party—for the Town for liability reasons and for the Scouts the survey would probably be useful in the future.

It was the consensus of the Commission to require the As-Built survey.

**V. NEW BUSINESS**

a. **DETERMINATION OF STAFF REVIEW: SITE PLAN FOR CHANGE OF USE FROM RETAIL (ART SALES) TO OFFICE SPACE FOR DRYWALL COMPANY, 40 SCITICO ROAD, DO ALL DRYWALL INC.**

Ms. Carson explained that a drywall company plans to move their business to the building where D’Nunzio had been located. The business owners are Laura Connoyer, President and Mario Connoyer, Vice President. Their hours will be 1:00am to 7:00pm, they will employ four people and there will be no hazardous materials in the building. The space will be used for the drywall business offices and for storage of inventory such as tools and safety equipment. The Commission reviewed a map showing where in the building the business would be located. It is Industrially Zoned and the business would be an industrial use.

It was the consensus of the Commission to have this application handled by staff review.

*A motion was made by Ms. Rasid; seconded by Mr. Smith and unanimously voted to take the agenda out of order to handle all the other agenda items and then to come back to Other New Business.*

**VI. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT**

a. **RIDGELINE REGULATIONS**

Ms. Carson is putting together a draft of the ridgeline regulation but does not have it ready yet. She plans to have the Zoning Enforcement Officer help her with it. They will take a drive around Somers to find which areas of Town should be placed on the map as potential ridgeline regulated areas. She hopes to have a sample regulation on the website before the next Zoning meeting so a Public Forum can be scheduled. This will allow public opinion to be considered in the drafting of the regulation before it goes to a Public Hearing.

The Commission mentioned some areas that should be viewed for possible inclusion in the regulated areas.

**VII. STAFF/COMMISSIONER REPORTS**

Ms. Carson said that she spoke to the Zoning Enforcement Officer regarding expanding her report to provide information that the Commission is looking for.

**VIII. CORRESPONDENCE AND BILLS**

The Following bill was presented for payment:

Journal Inquirer .....Public Notice of October 6, 2008 Meeting .....\$55.09

*A motion was made by Mr. Smith; seconded by Ms. Rasid and unanimously voted to pay the Journal Inquirer for the Public Notice of the October 6, 2008 meeting.*

Ms. Carson presented a notice of a “Planning for Agriculture” workshop that will be held at Somers Town Hall on Wednesday, December 10, 2008 from 10:00am to 12noon. She asked the commission to let her know if any one would like to go so she can place their names on the guest list.

**V. NEW BUSINESS (cont.):**

**b. OTHER – DISCUSSION WITH THE BOARD OF SELECTMEN (BOS) ON ORGANIZATIONAL MATTERS**

At this time the BOS joined the meeting. Mr. Tolisano explained how the Town staff has been restructured. The Town has hired several Directors who will report to the First Selectman. Each Board and Commission has an employee assigned to represent them and to communicate with a Director. All employees have been given job descriptions and will be evaluated annually. The premise of this restructuring is to improve communications and Town efficiency.

Ms. Devlin has been working on a mission and vision statement. She read a portion of the statement to the Commission that involves employee and volunteer engagement. She further explained that the coming fiscal year promises to be very difficult and the Town needs to be thinking about where money can be saved because financial cuts will be deep.

The BOS commended the employees and volunteers that serve the Town.

**VIII. ADJOURNMENT**

*A motion was made by Mr. Smith; seconded by Ms. Rasid and unanimously voted to adjourn the November 17, 2008 meeting of the Zoning Commission at 8:00pm.*

Respectfully submitted,

Wesley Smith, Secretary

Jeanne Reed, Recording Secretary

***MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.***