

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

**ZONING MINUTES
REGULAR MEETING
February 2, 2009
TOWN HALL - 7:00 p.m.**

I. CALL TO ORDER

Vice Chairman Jill Conklin called the regular meeting of the Zoning Commission to order at 7:03pm. Members Jill Conklin, Wes Smith and Alternates Dan Fraro (seated for Rob Martin) and Paige Rasid (seated for Ray Hafford) were present and constituted a quorum. Town Planner Patrice Carson, Town Attorney Carl Landolina, and First Selectman David Pinney were also present.

Because of others present, it was the consensus of the Commission to address Old Business out of order.

III. OLD BUSINESS

a. EXECUTIVE SESSION: PENDING CLAIMS & LITIGATION, SMYTH VS. ZONING COMMISSION

At 7:05pm, a motion was made by Mr. Fraro; seconded by Mr. Smith and unanimously voted to enter into executive session to discuss pending claims and litigation in the Smyth vs. Zoning Commission lawsuit. The Commission invited Town Planner Patrice Carson, Town Attorney Carl Landolina, and First Selectman David Pinney to attend.

At 7:56pm, the Commission came out of executive session and no votes were taken.

b. OTHER – There was no other Old Business.

II. MINUTES APPROVAL: January 5, 2009

A motion was made by Mr. Fraro; seconded by Ms. Rasid and unanimously voted to approve the minutes of January 5, 2009 and January 20, 2009 as written.

IV. NEW BUSINESS

a. DETERMINATION OF STAFF REVIEW: CHANGE OF USE FROM RETAIL TO OFFICE, 612 MAIN STREET, CONNECTICUT COMMERCIAL REALTY

Ms. Carson explained that Connecticut Commercial Realty is expanding. Currently they are at 612 Main Street Unit 6 and would like to expand to the unit where the bike shop used to be. It was the consensus of the Commission to allow staff review of the application.

b. 2009/2010 BUDGET

Ms. Carson distributed copies of the draft budget for 2009/10 and explained that the Treasurer's Office asked for the budget to be forwarded to them by Friday, February 13th. The Zoning Commission was asked to keep a 0% increase. The proposed budget is 5% less than last year and last year's was 3% less than the year before. This reduction is mainly due to savings resulting from cutting back the hours of the temporary ZEO. Ms. Carson went on to explain details of the 2009/10 and projected 2010/11 budgets.

A motion was made by Mr. Fraro; seconded by Mr. Smith and unanimously voted to accept the budget as presented and to send it to the Finance Director.

c. **OTHER** – There was no other New Business.

V. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT (POCD)

a. REVIEW OF OPEN SPACE SUBDIVISION REGULATIONS DRAFT

Ms. Carson had provided to the Commission the proposed amendments to the subdivision regulations that the Planning Commission has been working on. Planning has addressed the open-space priority in the POCD by considering open-space subdivisions that allow smaller lots but preserve more open-space land. This will require a change in the Zoning regulation for lot size. The density should end up the same but there will be more open land.

A provision had been made in the proposed amendments to allow for a bonus lot if the sanitarian approves. The bonus lot would be required to meet the statutory guidelines for affordable housing which includes the home matching the character of the rest of the neighborhood. This provides for the affordable housing component of the POCD to be addressed. The Public Hearing for this amendment will be on March 12. Ms. Carson would like the Zoning and Planning Commissions to hold their Public Hearings for the proposed changes in the regulation on the same night.

On February 26th there will be a public informational meeting held for the public to ask questions and make comments regarding the proposed amendments. Ms. Carson would like the Zoning Commission to also attend this meeting.

The Commission reviewed the proposed amendments and Ms. Carson answered questions. It was agreed to cancel the meeting of February 17th and reschedule to February 23rd. This will enable the Zoning Commission to study the proposed regulation before discussion with Ms. Carson at the February 23rd meeting.

VI. STAFF/COMMISSIONER REPORTS – There were none.

VII. CORRESPONDENCE AND BILLS

Ms. Carson distributed a flyer from the Economic Development Commission that was distributed to Somers businesses. The Commission thought it was very good.

Notification was received that there will be an awards presentation for the Connecticut Federation of Planning & Zoning Commissions. The topic to be discussed that evening will be wind, turbine and alternate energy uses. Cost is \$38.00 per person.

VIII. ADJOURNMENT

A motion was made by Mr. Smith; seconded by Mr. Fraro and unanimously voted to adjourn the February 2, 2009 Zoning Commission meeting at 8:20pm

Respectfully submitted,

Wesley Smith, Secretary

Jeanne Reed, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.