

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

**ZONING MINUTES
Special Meeting
February 23, 2009**

I. CALL TO ORDER

Chairman Rob Martin called the special meeting of the Zoning Commission to order at 6:04pm. Members Jill Conklin (6:15), Wes Smith, Rob Martin, and Alternates Dan Fraro (seated for Blinkie Calder) and Paige Rasid (seated for Ray Hafford) were present and constituted a quorum. Town Planner Patrice Carson was also present.

II. OLD BUSINESS

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

The executive session will be postponed until the next Zoning meeting on March 2, 2009.

III. NEW BUSINESS

a. SPECIAL USE PERMIT APPLICATION FOR HORSES FOR COMMERCIAL PURPOSES, SECTION 214-89.A., 163 BILTON ROAD, YOUNG

The Commission reviewed the location of the property on Bilton Road adjacent to the prison property. There is a house, pool, barn and an indoor riding rink on the 27-acre property. The Young's want to board horses and will provide for their care. They will not provide training or lessons but will allow the horses into the pasture thereby avoiding the need for a waste collection system. Per the Zoning Regulations a Special Use Permit is required for this kind of commercial activity.

A motion was made by Mr. Smith; seconded by Mr. Fraro and unanimously voted to accept the Young's Special Use Permit application for horses for commercial purposes under Section 214-89.A. at 163 Bilton Road, and to refer the application to the Planning Commission.

b. SITE PLAN APPLICATION FOR RETAIL BUSINESS & OFFICE, 21 ELEANOR ROAD, KEARNS

This was the former Anacoil building and the property has plenty of parking. One half of the building houses Filter Fab and the Riley's tee-shirt business is located downstairs. The Commission reviewed on the plans where the Kearns intend to place the office, storage, bathroom and showroom for Mrs. Kearns equestrian supply business. Mr. Kearns owns AAA Pavement Marking and will also use the space for storage and for his office. He will be storing between 5-15 gallons of cleaning fluids such as toluene. There is a metal cabinet for storage and the Material Safety Data Sheets have been provided to the Town for review by the Fire Marshal and Mr. Jacobs. At this time the Building Inspector has not made a determination regarding the need for handicapped parking.

A motion was made by Ms. Rasid; seconded by Mr. Fraro and unanimously voted to accept the Kearns' Site Plan application for a retail business and office at 21 Eleanor Road and to refer the application to the Planning Commission.

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

a. REVIEW OF OPEN SPACE SUBDIVISION REGULATIONS DRAFT

Ms. Carson explained that there will be a Public Forum on Thursday, February 26th for the public to be heard regarding the proposed open-space subdivision and zoning regulations. The Zoning Commission is requested to attend this meeting.

The proposed regulation was reviewed by the Zoning Commission in preparation for the Public Forum. Open-space subdivisions are enabled by State Statute. The statute requires that a minimum of 30% of the land to be subdivided be held aside for open-space. Most towns require 40-50% of the land to be held as open-space and Somers plans to use 40%. In the POCD survey that was conducted, the number one priority was to preserve open-space and this regulation is in response to this.

Ms. Carson said that the intention of the regulation is to allow the same number of building lots within an open-space subdivided parcel as would be possible in a conventional subdivision. However, if Public Health Codes can be met it may be possible to get an additional building lot that would be required to meet state affordable housing guidelines. This would help to address the affordable housing component of the POCD. It was noted that Somers' lack of affordable housing provisions is a detriment when applying for grants.

V. STAFF/COMMISSIONER REPORTS – There were none.

VI. CORRESPONDENCE AND BILLS

The following bill was presented for payment:

Journal Inquirer January 20, 2009 Public Hearing & Meeting \$212.49

A motion was made by Mr. Fraro; seconded by Mr. Smith and unanimously voted to pay the bill.

VIII. ADJOURNMENT

A motion was made by Mr. Smith; seconded by Mr. Fraro and unanimously voted to adjourn the February 23, 2009 special meeting of the Zoning Commission at 6:35pm

Respectfully submitted,

Wesley Smith, Secretary

Jeanne Reed, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.