

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

**ZONING MINUTES
REGULAR MEETING
MARCH 16, 2009
TOWN HALL - 7:00pm**

I. PUBLIC HEARING

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

Chairman Rob Martin called the public hearing to order at 7:03pm. The legal notice was read.

Mr. Young was present and explained that they own a 27-acre lot on which they would like to board up to 10 horses. There will be no training or lessons provided. The horses will be outside most of the time alleviating potential manure problems. No issues have been raised to the Zoning Commission regarding this application and the Planning Commission has reviewed and recommended approval of the application.

Jeff Lipton, 452 South Road spoke in favor of the application stating that the Young's horse facility is well equipped and gigantic. He said he does not foresee any problems with the Young's proposal.

A motion was made by Ms. Conklin; seconded by Mr. Smith and unanimously voted to close the Public Hearing at 7:06pm.

**b. APPLICATION FOR RENEWAL OF SPECIAL USE PERMIT FOR FLEA MARKETS, AUCTIONS
& MUSIC FESTIVALS, 430 SOUTH ROAD, PLEASANT VIEW FARMS REALTY**

Chairman Rob Martin called the public hearing to order at 7:07pm. The legal notice was read.

Mr. Lipton was present and explained that he is back for the 16th time for the 16th season of renewing the application. He recommended that the Zoning Regulations be changed for applications such as this. He discussed the various events that are scheduled for the upcoming season. There have been no complaints for 3 years. The Planning Commission has reviewed and recommended approval of the application.

Ken Young, 163 Bilton Road spoke in favor of the application.

A motion was made by Ms. Conklin; seconded by Mr. Fraro and unanimously voted to close the Public Hearing at 7:09pm.

II. CALL TO ORDER

Chairman Rob Martin called the regular meeting of the Zoning Commission to order at 7:10pm. Members Jill Conklin, Rob Martin, Wes Smith, Dan Fraro, and Alternate Paige Rasid (seated for Ray Hafford at 7:19pm) were present and constituted a quorum.

III. MINUTES APPROVAL: February 2, 2009, February 23, 2009 and March 2, 2009

A motion was made by Mr. Fraro; seconded by Mr. Smith and unanimously voted to approve the minutes of February 2, 2009 and February 23, 2009 as written and to defer approval of the minutes of March 2, 2009 until the next meeting.

IV. OLD BUSINESS

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

After some brief discussion, a motion was made by Ms. Conklin; seconded by Mr. Fraro and unanimously voted to approve Young's Special Use Permit for horses for commercial purposes under Section 214-89 a. at 163 Bilton Road.

b. DISCUSSION/POSSIBLE DECISION: APPLICATION FOR RENEWAL OF SPECIAL USE PERMIT FOR FLEA MARKETS, AUCTIONS & MUSIC FESTIVALS, 430 SOUTH ROAD, PLEASANT VIEW FARMS REALTY

After some brief discussion, a motion was made by Mr. Smith; seconded by Mr. Fraro and unanimously voted to approve Pleasant View Farms' application for renewal of the Special Use Permit for flea markets, auctions & music festivals at 430 South Road.

c. DISCUSSION/POSSIBLE DECISION: SITE PLAN APPLICATION FOR CHANGE OF USE TO GRAPHICS BUSINESS/RETAIL, 64 FIELD ROAD (UNIT 4A), DG GRAPHICS LLC

DG Graphics is moving from their current location at 612 Main Street to the Field Road location that had formerly been used for a drywall business. The Planning Commission reviewed this application and referred it back to the Zoning Commission with a positive recommendation. (Ms. Rasid joined the meeting at this time at 7:19pm.)

A motion was made by Mr. Smith; seconded by Mr. Fraro and unanimously voted to approve DG Graphic's Site Plan application for a change of use to graphics business/retail at 64 Field Road.

d. SITE PLAN APPLICATION FOR CHANGE OF USE TO BUSINESS, 138 MAIN STREET, REDMOND –EXTENSION & REFERRAL TO PLANNING

Mr. Redmond had not provided all the information requested on time for the Planning Commission to render a decision within the required timeframe, and therefore a referral of denial without prejudice had been returned to the Zoning Commission from Planning. He has now submitted the information that was requested and is asking for a 65-day extension in order for the Commissions to render a decision.

A motion was made by Ms. Conklin; seconded by Mr. Smith and unanimously voted to accept Mr. Redmond's extension of up to 65 days for a Site Plan application for a change of use to business at 138 Main Street, and to refer it back to the Planning Commission.

e. OTHER – There was no other Old Business.

V. NEW BUSINESS

**a. SPECIAL USE PERMIT APPLICATION FOR HOME OCCUPATION FOR SECURITY
CONSULTING OFFICE, 249 NINTH DISTRICT ROAD, MCCAFFREY**

Mr. McCaffrey was present and explained that he ran the same type of business from his home when he lived in Southwick, MA. This is a security and compliance business where he helps facilities that need to meet background compliance requirements to do classified work for the government. His home office will only be used for filing and making calls, with no clientele going to this office. There will be no sign and no other employees working at this location. Mr. McCaffrey has moved himself and his business to Somers to care for his infirmed father.

A motion was made by Mr. Smith; seconded by Ms. Conklin and unanimously voted to accept Mr. McCaffrey's Special Use Permit application for a home occupation for a security consulting office at 249 Ninth District Road, refer it to the Planning Commission, and set the Public Hearing date for Monday, April 6, 2009 at 7:00pm at Town Hall.

b. OTHER – There was no other New Business.

VI. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT

a. DISCUSSION: OPEN SPACE SUBDIVISION REGULATIONS DRAFT – SET PUBLIC HEARING

A motion was made by Mr. Smith; seconded by Mr. Fraro and unanimously voted to set the date for the Public Hearing of the Zoning Regulation amendment portion of the Open Space Subdivision Regulations Draft for Thursday, March 26, 2009 at 7:00 pm at Town Hall. This meeting will be simultaneous with the Planning Commission meeting.

VII. STAFF/COMMISSIONER REPORTS – There were none.

VIII. CORRESPONDENCE AND BILLS – There were none.

IX. ADJOURNMENT

A motion was made by Ms. Rasid; seconded by Mr. Smith and unanimously voted to adjourn the March 16, 2009 Zoning Commission meeting at 7:32pm.

Respectfully submitted,

Wesley Smith, Secretary
Secretary

Jeanne Reed, Recording

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.