

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

**ZONING MINUTES  
REGULAR MEETING  
MAY 4, 2009  
TOWN HALL - 7:00 p.m.**

**I. CALL TO ORDER**

Chairman Rob Martin called the regular meeting of the Zoning Commission to order at 7:04pm. Members Rob Martin, Jill Conklin and Dan Fraro were present and constituted a quorum. Town Planner Patrice Carson was also present.

**II. MINUTES APPROVAL: MARCH 2, 2009 & MARCH 26, 2009 & APRIL 6, 2009 & APRIL 27, 2009**

The minutes for March 26, 2009 were unavailable.

The minutes of April 6, 2009 are to be corrected as follows: Page 4, paragraph 6, change "if" to "it".

*A motion was made by Ms. Conklin; seconded by Mr. Fraro and unanimously voted to approve the minutes of April 6, 2009 as amended and to approve the minutes of March 2, 2009 and April 27, 2009 as written.*

**III. OLD BUSINESS**

**a. OTHER** – There was no other Old Business.

**IV. NEW BUSINESS**

**a. MODIFICATION OF SPECIAL USE PERMIT APPLICATION FOR GOLF CENTER: ADD STORAGE BUILDING & SECOND BUILDING WITH TAKE-OUT FOOD SERVICE, 349 MAIN STREET, DRIVING RANGE 349 MAIN STREET, LLC**

The applicant was not present for the meeting. Ms. Carson explained that this application was officially received by the Town on April 6, 2009. The applicant has until June 1, 2009 to have their necessary requirements provided to the Town regarding this request and for a public hearing to begin.

This application is to modify the original application for the mini-golf center to include a new storage building and a take-out food service building with indoor and outdoor seating. Toilet facilities will need to be provided for the food service. The applicant is also considering installing a video game room. A deferral of some of the parking spaces had previously been requested, but the applicant has decided to install all the parking at one time. This application needs to be referred to the Planning Commission and a public hearing needs to be held. It is currently being reviewed by the Land Use staff and has been denied by the Sanitarian because a kitchen plan was not provided.

Ms. Carson reminded the Commission that the facility is not in a Commercial Zone but is being applied for under the existing outdoor recreation special use permit. She asked that the Zoning Commission consider the following issues regarding the application:

1. Whether a video arcade will be allowed in the building.
2. If the Commission would like additional information on the games.
3. If there would be a limit on the number of games allowed.
4. If there should be a seasonal period of operation.

The Commission agreed that the food service should only be opened when the golf center is opened.

*A motion was made by Ms. Conklin; seconded by Mr. Fraro and unanimously voted to refer to the Planning Commission the modification of the Special Use Permit application for a golf center at 349 Main Street.*

**b. DETERMINATION OF STAFF REVIEW: SITE PLAN APPLICATION FOR CHANGE OF USE FROM REAL ESTATE OFFICE TO OPTOMETRIST OFFICE, 48 SOUTH ROAD UNIT 8, SQUILLACE**

Ms. Carson explained that the applicant had previously been at 64 Field Road and is moving his optometrist business to 48 South Road, which is in the business zone. The Sanitarian has reviewed the application and has no issues with it regarding public health. Ms. Carson asked if the Commission wants this application to be handled through staff review. It was the consensus of the Commission that the application be handled by staff review.

**c. OTHER** – There was no other discussion.

**V. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT (POCD)**

Ms. Carson said that the open space regulations have been completed and legally advertised with no appeals. The Code Book is being updated and the Commission should be receiving their updated Code Books within one month. The Zoning Commission will go back to work on the Ridgeline Regulations and look at Special Use Permits for industrial use.

**VI. STAFF/COMMISSIONER REPORTS**

Ms. Conklin notified Ms. Carson that at a recent meeting Atty. Landolina had informed the Commission that they should not be tape recording the minutes of their meetings. Ms. Carson said she would check with the attorney, but believes that it is required by state statute to record any matters where the Commission will deliberate and can be appealed.

**VII. CORRESPONDENCE AND BILLS** – There were none.

**VIII. ADJOURNMENT**

*A motion was made by Ms. Conklin; seconded by Mr. Fraro and unanimously voted to adjourn the May 4, 2009 regular meeting of the Zoning Commission at 7:20pm*

Respectfully submitted,

Wesley Smith, Secretary

Jeanne Reed, Recording Secretary

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