

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

**ZONING MINUTES  
REGULAR MEETING  
FEBRUARY 16, 2010  
TOWN HALL – 7:00 p.m.**

**I. CALL TO ORDER:**

Chair Jill Conklin called the regular meeting of the Zoning Commission to order at 7:02 p.m. Members Rob Martin, Dan Fraro and alternate member Paige Rasid, seated for the vacant Commission member seat, were present and constituted a quorum. Also present: John Collins, Zoning Liaison.

**II. PUBLIC HEARING**

- a. Special Use Permit application of Pleasant Valley Farms Realty Co., 425 South Road, Somers, CT: permission to renew existing Special Use Permit to conduct Flea Markets, Auctions and Music Festivals from March 2010 through February 2011 at 430 South Road, volume 33, page 343, Somers, CT.**

Chair Jill Conklin opened the Public Hearing by reading the Public Notice into the record. She informed the members and audience that this is simply a renewal application. Ms. Conklin then asked anyone in the audience if they wished to speak for or against this application.

Mrs. Carolyn Fall, 76 Billings Road, stated she is in favor of this application.

Ms. Conklin closed the Public Hearing at 7:07 pm.

**III. MINUTES APPROVAL (1/04/2010):**

Ms. Conklin asked members for comments or changes to the January 4, 2010 Minutes. Mr. Martin pointed out that on page 1, Section I, Call To Order; Paige Rasid should have been listed as “seated for the Vacant Commission seat”. No additional changes or edits were brought forth.

*A motion was made by Paige Rasid to approve the January 4, 2010 Minutes with the addition as noted; seconded by Mr. Martin, followed by a unanimous vote to approve.*

**IV. OLD BUSINESS:**

- a. Nomination and Election of Vice-Chair**

Ms. Conklin opened the discussion by asking for any nominations for Vice-Chair. Ms. Rasid nominated Mr. Martin, who accepted the nomination.

*A motion was made by Ms. Rasid to elect Mr. Martin as Vice-Chair; seconded by Mr. Fraro, followed by a unanimous vote as approved.*

**V. NEW BUSINESS:**

- a. Special Use Permit application of Pleasant Valley Farms Realty Co., 425 South Road, Somers, CT: permission to renew existing Special Use Permit to conduct Flea Markets, Auctions and Music Festivals from March 2010 through February 2011 at 430 South Road, volume 33, page 343, Somers, CT.**

Ms. Conklin opened the discussion by asking Members if they were aware of any problems or issues in the past with this applicant. The applicant has held Flea Markets, Auctions and Music Festivals at this site for 7 years now. Mr. Collins knew of none. He stated that the Applicant's 2009 Permit outlines conditions regarding noise, time constraints, among others.

*A motion was made by Mr. Martin to approve renewal of this Applicant's Special Use Permit, with conditions as stated within the 2009 Permit; seconded by Ms. Rasid, followed by a unanimous vote as approved.*

- b. Application for Special Use Permit: Carolyn Gall for a Home Occupation Permit to instruct natural birth classes at 76 Billings Road, volume 196, page 771, Somers, CT.**

Ms. Conklin called Mrs. Gall, as Applicant, to present a summary of her application to the Commission.

Mrs. Gall, a certified childbirth educator, stated her desire to conduct childbirth classes in her home. Classes would be made up of 4 couples, meeting weekly for 12 weeks. Group meeting hours would be Saturdays from 10:00 am to 12:30 pm, with an option of same hours on Sunday in the event of a cancellation. She would also like to add a private class – 1 couple, meeting twice weekly. Hours would be from 6:00 pm to 8:30 pm, days to be determined.

A brochure for her services was attached to her Application. Mrs. Gall also showed the site and floor plans of her property and home, identifying where classes would be held. She also pointed out on the site plan the ability to park up to 4 cars on her driveway.

Mrs. Gall has no employees. She will not be giving medical advice. There will be no displays and/or signage on her property. Classes will be held in the living room which is 20% of the home's living area.

*A motion was made by Mr. Martin to accept this Application, and refer it to the Planning Commission, and schedule a Public Hearing for March 15, 2010; seconded by Mr. Fraro, followed by a unanimous vote as approved.*

Mr. Collins then read a letter he received today 2/16/10, from Christine Koren, 72 Billings Road, whose property abuts that of Mrs. Gall's. She stated she was against this Application and wanted the opportunity to address her concerns to the Zoning Commission. She asked that any Public Hearing be held after March 17, 2010; as she will be out of town.

Ms. Conklin mentioned that the Commission has never previously postponed a Public Hearing at an individual request. Mr. Martin stated that Ms. Koren can send a representative in her absence or submit her comments in writing to be read into the record of the Public Hearing.

*A motion was made by Mr. Martin to schedule the Public Hearing for March 15, 2010; seconded by Mr. Fraro, followed by a unanimous vote as approved.*

**c. Review Meeting Schedule**

Mr. Collins stated that the Commission could change to a once per month meeting calendar versus the current bi-weekly. Additional meeting(s) could be added as necessary. Ms. Conklin pointed out cost saving benefits to the Town. All members felt monthly meetings with an option for additional meetings as necessary would be sufficient. It was agreed that beginning in March of 2010, the Zoning Commission's regular meetings would be held on the third (3<sup>rd</sup>) Monday of each month at 7:00 pm.

Mr. Collins said the By-Laws would need to be amended to reflect this change. He will bring the proposed amendment to the next meeting (March 15, 2010).

**d. Other**

Mr. Fraro asked Mr. Collins what the status was of the Town's Ridgeline Map. Mr. Collins responded that due to conflicting responsibilities it hasn't been of a higher priority of late. He would need to draft a definition of the Ridgeline; the Set-back area needs to be identified, and a surveyor would need to be brought in. Mr. Collins agreed to re-focus on the ridgeline and will present this issue to the Commission at the April 2010 meeting.

**VI. DISCUSSION (Other):**

Mr. Collins presented a preliminary application from the Somersville Congregational Church for feedback from the Commission. The application included layman's site and other drawings/renderings. The Church is seeking permission for a new parking lot (gravel). The Church had consolidated two parcels. The lot would have a buffer of trees and a wooden guard-rail fence. Lighting specifications were also included. Viewing the site drawings, Ms. Rasid recommended landscaping along the front (Main Street) and side (Maple Street), as this is a highly visible property as well as it's positioning at the Town line.

Ms. Conklin questioned the possibility of setting precedent by receiving this Application, which was not submitted by an engineer. Mr. Collins stated that David Askew, Wetland Agent, has seen and is willing to work with the application as received.

**VII. STAFF/COMMISSIONER REPORTS:**

There were no Staff/Commissioner reports.

**VIII. CORRESPONDENCE AND BILLS:**

There was no correspondence or bills.

**IX. ADJOURNMENT:**

*A motion was made by Mr. Martin; seconded by Mr. Fraro, and unanimously voted to adjourn the February 16, 2010 regular meeting of the Zoning Commission at 8:14 pm.*

Respectfully submitted,

Daniel Fraro, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.