

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

**ZONING MINUTES
REGULAR MEETING
JULY 19, 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 7:01 p.m. Members: Dan Fraro and Karl Walton were present and constituted a quorum. Also present: John Collins, Zoning Liaison and a number of interested citizens. Ms. Conklin welcomed new member, Karl Walton to the Zoning Commission.

II. PUBLIC HEARING

None.

III. MINUTES APPROVAL (6/28/2010):

Ms. Conklin asked members for comments or changes to the April 19, 2010 Minutes. An error was discovered on Page 2, IV New Business, b. Instead of “Mr. Conklin presented the application...” it should read “Mr. Collins presented...” Also, at the bottom of page 3 the following sentence should be added. “Minutes are not official until approval at a subsequent meeting.”

A motion was made by Mr. Fraro to approve the June 28, 2010 Minutes as amended; seconded by Mr. Walton, followed by a unanimous vote to approve.

IV. OLD BUSINESS:

a. Application for parking expansion – 8 Maple Street, Congregational Church of Somersville: Review of parking lot for screening.

Mr. Collins reminded Commission members that this Applicant had previously been before them. Members had unofficially approved the new parking lot configuration but had requested more information about screening between the lot and the road. He then distributed a copy of the revised site plan and a rendering, both of which detailed the proposed screening.

Raymond Foster, Moderator and Reverend Graham Van Keuren, of the Church, then addressed the Commission on their application. Mr. Foster opened by stating this was merely a proposal. The decision for the screening to be composed of either in-line trees versus clusters of trees is to be made by a sub-committee of the Church. He is proposing Juniper trees at the Quality Street end of the lot.

Mr. Foster stated they are also considering adding posts or concrete bumpers for security concerns. Although these present a snow removal problem. Another option he mentioned was corner posts with a chain.

Mr. Foster stated that the screening is an unbudgeted project; and will need to be funded by the congregation. Their intent is to use Juniper trees (or something comparable) and plant them, themselves. They expect to plant in either the Fall of 2010 or the Spring of 2011, dependent upon soil and weather. Whereas initially, it would be immature screening, within a few years a more mature line of trees would be established.

Mr. Walton did not feel that was a concern as the lot will not have every day use, and instead would be for church functions only. He did point out that the use of concrete bumpers in the lot might pose a tripping hazard.

A motion was made by Mr. Walton to approve the parking lot expansion for the Congregational Church of Somersville, with the understanding that the Applicant will return to the Zoning Commission with their finalized screening plan for review. The motion was seconded by Mr. Fraro, followed by a unanimous vote as approved.

V. NEW BUSINESS:

None

VI. DISCUSSION (Other):

a. Geof Allison, 204 Mountain View Road: Zoning requirements for a Drive-In Movie Theater.

Mr. Collins opened the discussion by stating that Mr. Allison had contacted him and wanted to know what the Zoning requirements would be for a Drive-In movie theater. Mr. Allison was not in attendance.

Ms. Conklin asked where the proposed theater would be located. Mr. Collins did not know the proposed site. He added that Mr. Allison would need to come before the Commission with a proposal for a Special Use permit.

Ms. Conklin asked members for their comments. The consensus appeared focused on a question location and that the Commission would be open to hearing Mr. Allison's proposal.

VII. STAFF/COMMISSIONER REPORTS:

None.

VIII. CORRESPONDENCE AND BILLS:

Mr. Collins submitted the following invoice for payment:

Journal Inquirer (Public Hearing Notice – 6/28/2010)

\$236.00

A motion was made by Mr. Fraro to approve this invoice for payment; seconded by Mr. Walton, then unanimously approved by the members.

IX. ADJOURNMENT:

A motion was made by Mr. Walton; seconded by Mr. Fraro, and unanimously voted to adjourn the July 19, 2010 Regular meeting of the Zoning Commission at 8:10 pm.

Respectfully submitted,

Daniel Fraro, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.