

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

**ZONING MINUTES  
REGULAR MEETING  
SEPTEMBER 20, 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 pm. Members: Dan Fraro, Robert Martin, Karl Walton, and alternate member Paige Rasid seated for the vacant seat, were present and constituted a quorum. Also present: John Collins, Zoning Liaison.

**II. PUBLIC HEARING**

None.

**III. MINUTES APPROVAL (7/19/2010 & 8/23/2010):**

**a. July 19, 2010:**

Ms. Conklin asked members for comments or changes to the 7/19/2010 Minutes. An error was discovered on Page 1, III, Minutes 6/28/2010). The first sentence should have read, “Ms. Conklin asked members for comments or changes to the June 28, 2010 Minutes.”

*A motion was made by Mr. Walton to approve the July 19, 2010 Minutes as amended; seconded by Mr. Fraro, followed by a unanimous vote to approve.*

**b. August 23, 2010:**

Ms. Conklin asked members for comments or changes to the 8/23/2010 Minutes. On Page 3, II, Public Hearing, it was determined that 3 citizens’ names had been incorrectly spelled and should be corrected. Eva Brawn, should have been listed as “Eva Brown”; Tracy Deck, should have been listed as “Tracy Decker”; and John Hols, should have been listed as “John Coles, of Lindell Road”.

*A motion was made by Mr. Martin to approve the August 23, 2010 Minutes as amended; seconded by Mr. Fraro, followed by a unanimous vote to approve.*

**IV. OLD BUSINESS:**

None listed on tonight’s agenda, although Ms. Conklin asked members for input on any old business of interest to them.

Mr. Martin asked about the status of the Architectural Design & Review Board. Mr. Collins recommended taking this item to the Board of Selectmen. He added that the Board vacancies still have

not been filled. Ms. Conklin added that she understood the BOS is seeking members with an architectural or engineering background.

Ms. Conklin moved on to Way Finder signs. She stated a number of examples of questionable placement and the general unsightliness of the signs. She added that the Town should follow the State signage regulations. Mr. Collins agreed that signs are an issue, and will look further into it. He stated that the Town has sent letters to egregious offenders, asking them to respect our community.

## **V. NEW BUSINESS:**

### **a. Application by Michael Redmond for expansion of the current paved parking area at 138 Main Street, Somers, CT. map 21, block 13A**

Mr. Collins stated that this is an ongoing application and recommended referring it to the Planning Commission. On the site map, he pointed out the previously approved parking and the new parking expansion. Additional discussion followed regarding the size of Mr. Redmond's sign.

Mr. Collins explained that an 18 square foot sign had been approved; but in a different placement. Currently approx. 40% of the sign is in the State Right of Way. He added that Mr. Redmond's current application is a means to address this violation. He also suggested inviting Mr. Redmond to address the Zoning Commission when/if the application is referred back by the Planning Commission.

*A motion was made by Mr. Martin to accept the application by Michael Redmond for expansion of the current paved parking area at 138 Main Street, Somers, CT and refer it to the Planning Commission. The motion was seconded by Mr. Walton, followed by a unanimous vote as approved.*

## **VI. DISCUSSION (Other):**

### **a. Proposed lot consolidation for Frank Vono: 112 Main Street, Somers, CT map 21, block 19, and 11 Maple Street, Somers, CT map 21, block 21 to allow additional parking for his business at 112 Main Street, Somers, CT.**

Mr. Collins informed members that he has recommended Mr. Vono come before the Zoning Commission with an application for this request. Paving without a permit has already been completed. Mr. Collins stated that the proposed application is an effort to bring items done without approval into compliance. In his opinion, the consolidation of lots would then meet Zoning regulations.

Members viewed the site map of the properties (residential and business). It appears Mr. Vono is looking to add 7-10 additional parking spaces. Ms. Conklin suggested having the Department of Public Works should look into for any traffic concerns. Mr. Walton suggested using behind the home for the parking expansion, although it should not exceed beyond the shed. Ms. Conklin suggested creating a green buffer, and to eliminate 3-4 of the proposed additional spaces.

## **VII. STAFF/COMMISSIONER REPORTS:**

None.

## **VIII. CORRESPONDENCE AND BILLS:**

None

**IX. ADJOURNMENT:**

*A motion was made by Ms. Rasid to adjourn; seconded by Mr. Walton, and unanimously voted to adjourn the September 20, 2010 Regular meeting of the Zoning Commission at 8:08 pm.*

Respectfully submitted,

Daniel Fraro, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.