

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

**ZONING MINUTES  
REGULAR MEETING  
OCTOBER 18, 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 pm. Members: Dan Fraro, Karl Walton, and alternate member Paige Rasid seated for the vacant seat, were present and constituted a quorum. Also present: Jeff Bord, Zoning Liaison, and Lisa Pellegrini, First Selectman.

**II. PUBLIC HEARING**

None.

**III. MINUTES APPROVAL (9/20/2010):**

Ms. Conklin asked members for comments or changes to the 9/20/2010 Minutes. None were brought forth.

*A motion was made by Mr. Walton to approve the September 20, 2010 Minutes as written; seconded by Mr. Fraro, followed by a unanimous vote to approve.*

**IV. OLD 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. Board submitted the file and a Site Plan for the members' review. He pointed out the current paved parking lot and the gravel area under discussion. Ms. Conklin reminded members the Commission had referred this application to the Planning Commission in September. She then asked Mr. Redmond to come forward and address the Commission.

Mr. Walton asked how the application had moved forward without permits. Mr. Redmond stated he didn't think he needed a permit to put down the gravel. He said he had spoken with John Collins in 2009 and found that the process changed. Mr. Redmond added that he put the gravel down as a temporary solution.

Ms. Conklin summarized, stating Mr. Redmond's intent to pave the graveled area, essentially adding 10 more parking spaces for the business vans and employees. She asked whether any lighting was planned. Mr. Redmond responded possibly 4, if necessary. Mr. Walton informed Mr. Redmond he would need to come back to the Commission with a Lighting Plan, complete with specifications on placement and fixtures.

*A motion was made by Mr. Walton to approve the application by Michael Redmond for expansion of the current paved parking area at 138 Main Street, Somers, CT contingent upon a pre-construction meeting between Mr. Redmond and Mr. Board. The motion was seconded by Mr. Fraro, followed by a unanimous vote as approved.*

**V. NEW BUSINESS:**

- 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. Bord distributed copies of the Application and Site Plan. Frank Vono and his attorney, Brian Newman addressed the Commission. Mr. Newman stated that Mr. Vono purchased the abutting property and was proposing consolidation of the properties. They are seeking to add additional parking spaces at both the business and the residence.

Ms. Conklin pointed out the gravel parking area at the residence. She stated that she would prefer to move the parking behind the home and to add no more than 2 spaces; rather the proposed 4 spaces.

Members viewed the site map of the properties (residential and business). Some discussion followed regarding the Town Right of Way and the property lines along Main Street. Mr. Walton suggested that they needed to confirm the property and Town lines.

*A motion was made by Mr. Martin to accept the application for proposed lot consolidation by Frank Vono at 112 Main Street, and 11 Maple Street, Somers, CT and refer it to the Planning Commission. The motion was seconded by Ms. Rasid, followed by a unanimous vote as approved.*

- b. Julie E. MacCormack: Accept application 179 Main Street, Somers, CT, Map 22-Block 42 for change of use and referral to Planning Commission.**

Mr. Bord explained the applicant's desire to convert a 2200 square foot storage area (separate garage) to retail use. Ms. Conklin noted the existing parking for tenants and the Applicant's request to add 27 spaces for retail use.

*A motion was made by Mr. Walton to accept the application for change of use by Julie E. MacCormack, 179 Main Street, Somers, CT and refer it to the Planning Commission. The motion was seconded by Ms. Rasid, followed by a unanimous vote as approved.*

- c. Kuldeep Sandju: Accept application for Special Use Permit for Package store 102 Main Street, Somers, CT, Map 21-Block 20, set public hearing date and refer to Planning.**

Mr. Walton stated he had reviewed the Town's Zoning regulations and found this to be an acceptable use. Ms. Conklin agreed and added they needed to set a Public Hearing date. Members agreed and scheduled it for November 15, 2010 at 7:00 pm.

*A motion was made by Mr. Walton to accept the application for Special Use Permit for Package Store, 102 Main Street, Somers, CT and refer it to the Planning Commission, and set the Public Hearing date for November 15, 2010 at 7:00 pm. The motion was seconded by Ms. Rasid, followed by a unanimous vote as approved.*

**VI. STAFF/COMMISSIONER REPORTS:**

None.

**VII. CORRESPONDENCE AND BILLS:**

Mr. Bord presented an invoice from the Journal Inquirer for payment.

*A motion was made by Mr. Walton pay the invoice; seconded by Mr. Fraro, and unanimously voted as approved*

**VIII. ADJOURNMENT:**

*A motion was made by Ms. Rasid to adjourn; seconded by Mr. Walton, and unanimously voted to adjourn the October 18, 2010 Regular meeting of the Zoning Commission at 8:55 pm.*

Respectfully submitted,

Daniel Fraro, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.