

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

**ZONING MINUTES  
REGULAR MEETING  
FEBRUARY 15, 2011  
TOWN HALL – 7:00 p.m.**

**I. CALL TO ORDER:**

Chair Jill Conklin called the regular meeting of the Zoning Commission to order at 7:00 pm. Members: Karl Walton, Rob Martin and alternate member Paige Rasid seated for Dan Fraro, were present and constituted a quorum. Also present: John Collins, Zoning Liaison.

**II. PUBLIC HEARING**

None.

**III. MINUTES APPROVAL (12/20/10):**

Ms. Conklin asked members for comments or changes to the 12/20/2010 Minutes. Mr. Martin pointed out a typo on page 3, section V, in the 1<sup>st</sup> paragraph, the second sentence should read, “Mr. Walton stated the memo seems to imply we’re proposing a flow of parking from 1 property to the next, and exiting onto Maple.”

*A motion was made by Mr. Walton to approve the December 20, 2010 Minutes as amended; seconded by Ms. Rasid, followed by a unanimous vote as approved.*

**IV. NEW BUSINESS:**

**a. Election of Officers.**

*A motion was made by Mr. Walton to nominate Jill Conklin as Chair; seconded by Mr. Martin, followed by a unanimous vote as approved.*

*A motion was made by Mr. Walton to nominate Rob Martin as Vice-Chair; seconded by Ms. Conklin, followed by a unanimous vote as approved.*

*A motion was made by Mr. Walton to nominate Dan Fraro as Secretary; seconded by Mr. Martin, followed by a unanimous vote as approved.*

**b. Application of Driving Range, 349 Main Street LLC for modification of existing Special Use Permit to include an outdoor electric go-kart track; 349 Main Street, Somers, CT.**

Ms. Conklin opened by stating this was an existing business seeking to modify their Special Use Permit. She then invited the Applicant to present his proposal to members.

Tim Coon (sp??), of J. Russo & Associates, addressed the Commission as representative for the Applicant, Jonathan Murray. He laid out a Site Plan of the property, and explained their intent to add an electric go-kart track on the rear of the site. He showed 2 renderings of the proposed track; one 1,023 square feet; the other 946 square feet; stating both would fit in the same footprint. Mr. Coon also pointed out the proposed spectator seating, as well as the locations of a pit building and a maintenance building.

Mr. Coon explained that the golf netting would be extended to protect the track area. They are also proposing increasing the parking lot. He explained part of this area to be wetlands and that they have an application with the Conservation Commission. They plan on replacing the current farm drum; putting in pipe and a catch basin.

Mr. Coon explained the electric karts would run on a concrete track, their speed approximately 11-17 mph. He added that the new buildings will be done in the same style and siding to match current structures on the property.

*A motion was made by Mr. Martin to accept and refer to the Planning Commission, and set a Public Hearing date of March 7, 2011 at 7:00 for: the Application of Driving Range, 349 Main Street LLC for modification of existing Special Use Permit to include an outdoor electric go-kart track; 349 Main Street, Somers, CT. The motion was seconded by Ms. Rasid, followed by a unanimous vote as approved.*

**c. Discussion with Mike Parks regarding parking lot expansion Hall Hill Road.**

Ms. Conklin invited Mr. Parks to address the Commission. Mr. Parks stated that the property originally had 9 greenhouses, which were removed by a prior owner. Mr. Parks, as the new owner, said he simply leveled out the area, added gravelling for vehicles, and landscaped around the expanded lot. He believed he had contracted the Town Zoning Enforcement Officer at the time.

Mr. Collins said Mr. Taylor, Zoning Enforcement Officer had visited the site. He explained the lot to be a 100 by 150 square foot area. He showed members Google map pictures depicting the original greenhouses, and their removal. Ms. Conklin questioned whether an inspection had taken place and if necessary permits had also been obtained. Mr. Walton suggested that Mr. Parks put in an application at this time, so all is correctly recorded by the Town.

At this time, Attorney John Parks, asked to be heard by members. He stated his belief that the expansion is a permitted accessory use and zoning regulations would allow a permit waiver, as long as the activity does not require well or septic disposal. Neither of which is required. He added they would complete an application, but perhaps a full Site Plan and survey is not warranted. Mr. Walton agreed, stating the application would be sufficient. He added that members have no objection to the end result; they simply would like to stem other property owners from a desire to circumvent the process.

Mr. Walton asked about wetland areas on the property. Ms. Conklin stated there are wetlands. Mr. Collins suggested the Parks' mark the current Site Map; showing the configuration of the parking lot and screening, adding bushes, etc. He added he would have David Askew, Wetlands Agent review the application and Site Map.

**V. OLD BUSINESS:**

None.

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

### **a. Review Zoning Commission By-Laws.**

Mr. Collins distributed copies of the proposed Zoning Commission By-Laws. He added there is an error in the meeting schedule in the By-Laws. It should have indicated meetings on the first and third Mondays of each month, with the exceptions of the first Mondays in July and September, due to holidays. In those instances, the meeting will be held on the first Tuesday. Mr. Collins said he will make the correction and revise the schedule.

*A motion was made by Mr. Martin to amend the Zoning Commission By-Laws, 2011 meeting schedule as stipulated by Mr. Collins; seconded by Mr. Walton, and unanimously as approved.*

*A motion was made by Mr. Walton to accept the amended Zoning Commission By-Laws; seconded by Ms. Rasid, and unanimously as approved.*

## **VII. CORRESPONDENCE AND BILLS:**

Mr. Collins presented the following invoice for payment:

Journal Inquirer	\$519.42
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*A motion was made by Ms. Rasid to pay the invoice; seconded by Mr. Walton, and unanimously voted as approved.*

Mr. Collins informed members that he had received a letter from a citizen, a photographer, who is interested in doing business as a home-based occupation. Ms. Conklin questioned the location, adding it would not be allowed in certain zones. Mr. Collins stated he would respond and have the individual apply for a Special Use Permit for Home occupation.

## **VIII. ADJOURNMENT:**

*A motion was made by Ms. Conklin to adjourn; seconded by Mr. Martin, and unanimously voted to adjourn the February 15, 2011 Regular meeting of the Zoning Commission at 7:48 pm.*

Respectfully submitted,

Daniel Fraro, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.