

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

**ZONING MINUTES  
REGULAR MEETING  
APRIL 4, 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: Sam Smith, Rob Martin, Karl Walton, Dan Fraro, 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:**

**a. Application of Alan Bastarache, 58 Harness Drive, Somers, CT: Special Use Permit for a Home Occupation to operate a photography business 58 Harness Drive, Somers, CT.**

Chair Jill Conklin read the Legal Notice for the application into the record. She then did a roll call of members present, as noted above. Ms. Conklin then asked the Applicant to come forward and present his application to the Commission.

Mr. Collins reminded members the Applicants had presented at the last meeting, as he laid out a Site Plan. Ms. Conklin noted that 18.3% Of the home space would be used; which was within the Zoning regulations.

She then asked for statements from the audience; either for or against the Application. None were brought forth. She then asked Commission members for any questions.

Mr. Walton asked if there was a requirement to notify abutting neighbors. Mr. Collins responded there was no requirement to do so.

*A motion was made by Ms. Raid to close Public Hearing at 7:04pm; seconded by Mr. Martin, and unanimously voted as approved.*

*A motion was made by Mr. Martin to change the Agenda Order and to consider a Discussion/Decision of the Application of Alan Bastarache, 58 Harness Drive, Somers, CT: Special Use Permit for a Home Occupation to operate a photography business 58 Harness Drive, Somers, CT. The Motion was seconded by Ms. Rasid, and was unanimously voted as approved.*

**III. OLD BUSINESS:**

**a. Discussion/possible approval: application of Alan Bastarache, 58 Harness Drive, Somers, CT: Special Use Permit for a Home Occupation to operate a photography business 58 Harness Drive, Somers, CT.**

*A motion was made by Mr. Walton to approve of the Application of Alan Bastarache, 58 Harness Drive, Somers, CT: Special Use Permit for a Home Occupation to operate a photography business 58 Harness Drive, Somers, CT; seconded by Mr. Martin. The motion was unanimously voted as approved.*

*A motion was made by Mr. Walton to change the Agenda Order and to consider a Discussion/Decision of the Application of Michael Parks, 22 Cantlewood Drive, Somers, CT, for a parking lot expansion, 23 Hall Hill Road, Somers, CT. The Motion was seconded by Mr. Martin, and was unanimously voted as approved.*

**b. Discussion/possible approval: application of Michael Parks, 22 Cantlewood Drive, Somers, CT for a parking lot expansion, 23 Hall Hill Road, Somers, CT.**

Mr. Collins reminded members they had seen this application at an earlier meeting, and it had been given a positive recommendation by the Planning Commission. Mr. Walton asked the Applicant if he had added planting. Mr. Parks said he had.

*A motion was made by Mr. Walton to approve of the Application of Michael Parks, 22 Cantlewood Drive, Somers, CT for a parking lot expansion, 23 Hall Hill Road, Somers, CT; seconded by Mr. Martin. The motion was unanimously voted as approved.*

**IV. MINUTES APPROVAL (3/07/11 and 3/21/11):**

Ms. Conklin asked members for comments or changes on the Minutes of 3/7/2011 and 3/21/2011. None were brought forth.

*A motion was made by Mr. Walton to approve the 3/7/2011 and the 3/21/2011 Minutes as written; seconded by Mr. Fraro, and unanimously voted as approved.*

**V. NEW BUSINESS:**

**a. Application of Driving Range 349 Main Street LLC: modification to existing Special Use Permit to include a rock climbing wall, a bunji bouncing attraction and a 40' X 80' accessory tent.**

Tim Coon, of J.R. Russo & Associates, addressed the Commission as representative for the Applicant, Jonathan Murray. He laid out a Site Map of the property, and explained they are seeking to modify the Special Use Permit to include a rock climbing wall, a bunji bouncing attraction and a 40' X 80' accessory tent. He said the bunji attraction and the rock climbing wall are 1 unit with a shared wall. Mr. Walton asked if any reinforcement was needed. Mr. Miller responded it wasn't necessary as the unit sits on 4 jacks.

Mr. Walton asked about their plan for the tent. Mr. Coon explained it would have a stone floor, and it would be a temporary structure for groups such as camps, corporate events, etc. Mr. Coon explained they are not planning any additional parking; the business currently has 112 spaces, which they feel is sufficient.

Mr. Coon finished by stating the current application is accessory to what has already been approved. He added the new attraction and the tent are consistent with the business. He questioned the need for

modification of their Special Use Permit. Mr. Walton agreed that it was not necessary for the rock wall/bunji attraction, but felt the tent was different. Ms. Conklin asked if there would be a foundation for the tent. Mr. Coon said it would have a base of stone, and would be taken down in the winter.

Mr. Collins said they could amend the application to reflect only the seasonal tent.

*A motion was made by Mr. Martin to accept the Application of Driving Range 349 Main Street LLC for modification of the existing Special Use Permit to include a seasonal 40' X 80' accessory tent, refer it to the Planning Commission with a positive recommendation, and set a Public Hearing for April 18, 2011 at 7:00 pm. The motion was seconded by Mr. Fraro, and unanimously voted as approved.*

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

Mr. Collins informed members he had received a sign application for a business. The size of the lettering was of concern to him. He distributed a photo of the sign; and added that it appears to meet Zoning regulations, which he quoted as "...2 square feet for every linear foot of frontage of the building."

Mr. Walton questioned what was being considered frontage. The sign runs the width of the building. Ms. Rasid stated that the address is Main Street, with an entrance on Hall Hill Road, therefore frontage is on Main Street. Ms. Conklin mentioned that there is already a free standing sign on the property. Mr. Collins said the property is in the Overlay Zone, where the sign requirement criteria focuses on "low to the ground".

Mr. Walton stated that the sign is on the side of the building, nearly as high as possible. He recommended Mr. Collins inform the owner that the sign is not in compliance with regulations. Mr. Smith also agreed. There was some discussion as to which building's (or both) size should be used in the calculation of the allowed size of a sign. There was also a question of frontage of the building. Most members agreed that was determined by the street address.

Mr. Walton said they need more information on both signs, and sizes of the buildings. He added that they could not make a decision with the current submission. Mr. Collins agreed to go back to the Applicant for more information.

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

None.

## **VIII. ADJOURNMENT:**

*A motion was made by Ms. Rasid to adjourn; seconded by Mr. Walton, and unanimously voted to adjourn the April 4, 2011 Regular meeting of the Zoning Commission at 8:04 pm.*

Respectfully submitted,

Daniel Fraro, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.