

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

**ZONING MINUTES
REGULAR MEETING
June 6, 2011
TOWN HALL - 7:00 p.m.**

I. CALL TO ORDER:

Chair Jill Conklin called the regular Zoning Commission to order at 7:02 pm. Members: Dan Fraro, and alternate Paige Rasid seated for Robert Martin, were present and constituted a quorum. Absent from the meeting were Robert Martin. Also present, John Collins, Zoning Liaison, Carl Landolina, Town Attorney, Glenn Chalder, Planimetrics, Attorney George Schober on behalf of Jason Avery, and 1 citizen.

II. PUBLIC HEARING:

Special Use Permit application of Pleasant View Farms Realty Co., 452 South Road, Somers, CT.: Permission to renew existing Special Use Permit to conduct Flea Markets, Auctions, and Music Festivals from March 2011 through February 2012 at 488 South Road., volume 33, page 343, Somers, CT

Applicant Jeff Lipton was present. Lise Woods of 10 Lake Drive spoke and voted for Jeff's permit to be renewed.

Karl Walton made a motion to accept the renewal of the Special Use Permit. Motion was seconded by Dan Fraro, and anonymously accepted by all and permit was approved.

III. MINUTES APPROVAL: (04/06/2011; 04/18/2011; 5/16/2011)

April 6, 2011- Ms. Rasid mentioned that the minutes were very lengthy but should be accepted as is.

Karl Walton made a motion to approve the minutes for April 6, 2011 and it was seconded by Paige Rasid and anonymously accepted by all and minutes were approved.

April 18, 2011-

Karl Walton made a motion to approve the minutes for April 18, 2011 and it was seconded by Dan Fraro and anonymously accepted by all and minutes were approved.

May 16, 2011- Karl mentioned that a few of the names were spelt wrong in the minutes. Correct Paige's last name from Reed to Rasid in number III; and Carl should be Karl.

Paige made a motion to approve the minutes for May 16, 2011 and it was seconded by Dan Fraro and anonymously accepted by all and minutes were approved.

IV. OLD BUSINESS:

- a. Discussion/possible decision for Special Use Permit application of Pleasant View Farms Realty Co., 452 South Road, Somers, CT.: Permission to renew existing Special Use Permit to conduct Flea Markets, Auctions, and Music Festivals from March 2011 through February 2012 at 488 South Road., volume 33, page 343, Somers, CT. Jeff Lipzon was present.

Karl made a motion to approve the renewal of the Special Use Permit. Dan Fraro seconded the motion and it was anonymously accepted and renewal of permit was approved.

- b. Discussion/possible decision for the application of Jason Avery for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 225 Field Road, Somers, CT.

Carl Landolina went through the worksheet of Proposed Conditions of Approval (see handout) Glenn questioned #28 and #31's wording and him and Carl, along with the commission, agreed that it should read differently. It will now say "Once approved by the commission, these landscaping plans should not be modified without the approval of the commission". Also the commission agreed that the length of time in numbers 9-21 should go from 30 to 45 days from tonight, if approved on 6/6/2011 by the commission. These conditions were now submitted for a motion for conditions of approval. One motion per property builder, Jason Avery and Robert Smyth for the conditions of approval numbers 1-36 and sheets 1-15 of the floor plan. Jill Conklin signed the Conditions of approval to make it a final draft.

Karl Walton made a motion to approve the application of Jason Avery for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 225 Field Road, Somers, CT, for conditions of approval for the October 2010 through April 15, 2011 plans of sheets 1-15 and the affordable housing plan of April 5, 2011 as modified by the Conditions of approval from June 6, 2011 numbers 1-36. Motion was seconded by Dan Fraro and anonymously accepted by all members and motion was approved.

(See attached sheets for the floor plans, affordable housing plan, and Conditions of approval).

- c. Discussion/possible decision for the application of Robert Smyth for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 251 Field Road, Somers, CT.

Karl Walton made a motion to approve the application of Robert Smyth for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 251 Field Road, Somers, CT, for conditions of approval for the October 2010 through April 15, 2011 plans of sheets 1-15 and the affordable housing plan of April 5, 2011 as modified by the Conditions of approval from June 6, 2011 numbers 1-36. Motion was seconded by Paige Rasid and anonymously accepted by all members and motion was approved.

(See attached sheets for the floor plans, affordable housing plan, and Conditions of approval).

V. NEW BUSINESS:

- a. Application for Special Use Permit: Peter Charter, 516 Somers Road, Ellington, CT to conduct and earth removal and filling operation at 201 Egypt Road, Somers, CT volume 219, pg 761. (applicant not present)
- b. Application for Special Use Permit: Bruce E. Wood, 223 Wood Road, Somers, CT to conduct and earth removal and filling operation at 263 Wood Road, Somers, volume 97, pg 173. (applicant not present)
- c. Application for Special Use Permit: Pleasant View Farms Realty, 452 South Road, Somers, CT to conduct and earth removal and filling operation at 488 South Road, Somers, CT, volume 77, pg 80. (Applicant Jeff Lipzon present at meeting).

Karl made a motion to refer A, B, and C to the planning commission and set public hearing for all three for 2 weeks from tonight, June 20, 2011 at 7 pm. Paige Rasid seconded the motion and was anonymously accepted by all.

VI. DISCUSSION: None

John Collins has a proposal from the fire house to have a 40 ft training tower that is 12ft by 12ft. He's unsure about what material it is made of. Engineers are looking at it and the firehouse will submit a formal application. Also he talked about Sunoco wanting to put a second canopy up and make renovations to the pumps. Jill Conklin states that Sunoco needs to come before them and submit an actual application.

VII. STAFF COMMISSIONER REPORTS:

NONE

VIII. CORRESPONDENCE AND BILLS:

John Collins submitted the bill for the Journal Inquirer for the public notices for \$188.00.

Paige made a motion to pay the \$188.00 bill for the Journal Inquirer and Jill seconded that motion and was anonymously accepted by all.

John also submitted a letter from Carl Landolina about the Zoning Regulations for MFARC being changed in Ellington. See notice from John.

IX. ADJOURNMENT:

Paige made a motion to adjourn and Dan Fraro seconded that motion. Motion was accepted unanimously to end the June6, 2011 Zoning Commission meeting. Meeting ended at 8:02pm.

Respectfully submitted,

Secretary

Danielle Martin, Recording

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.