

**TOWN OF SOMERS
ZONING COMMISSION
P.O. BOX 308
SOMERS, CT 06071
REGULAR MEETING MINUTES
NOVEMBER 7, 2011
TOWN HALL – 7:00 p.m.**

I. CALL TO ORDER:

Jill Conklin, Chairperson, John Collins, Robert Martin, Karl Walton, Daniel Fraro, Paige Rasid and Sam Smith

II. PUBLIC HEARING – none

III. MINUTES APPROVAL:

Robert Martin made motion to approve the regular meeting minutes of September 6, 2011 at 7:00 p.m. Karl Walton seconded. All were in favor, motion carried.

IV. NEW BUSINESS:

John Collins passed out the Zoning Commission schedule for 2012. Jill Conklin suggested to cancel meeting on July 2 meeting because of the holiday.

Karl Walton made motion to approve meeting dates and we can cancel as needed. Paige Rasid seconded. All were in favor. Motion carried.

John Collins informed the Zoning Commission of a new hire. Michael D'Amato started last week. His title is Zoning Enforcement Official/ Office Technician. Michael D'Amato Graduated from Central CT State University. He has worked with Shirley Taylor for a couple of days.

John Collins handed out the **Multi-Family Zone Purpose & Standards Regulation Section 3.3**. He said the possibility of building a multi-family development was brought to his attention. The market has moved from single to multi-family. Jill Conklin said the units would be upscale apartments. It would be similar to downtown West Hartford that have buildings with professional offices on the first floor and above that are upscale/high-end apartments.

Sam Smith asked how different it is from Affordable Housing. Jill Conklin said it would be very different. It would be a better design and rent would cost around \$1200-\$2000. It would be professional on the first floor and apartments on the second floor. Sam Smith suggested the topic should be on the agenda.

Jill Conklin said people are selling their large homes and are not buying condos at retirement age. They are moving into luxury apartments because they are not locked in. They can live there for one year and then move if they want. People are moving to Deer Valley because it is clean and beautiful.

John Collins mentioned the Lake Drive Senior Housing development is being modified by the Planning Commission. It is the second modification of their approval. Shady Lake was approved for one bedroom units. They need to resubmit plans showing how many two and three bedroom units will be built. This is a 33-maximum bedroom development.

Jill Conklin asked if there is a septic over there. John Collins confirmed there is a septic over there.

Jill Conklin mentioned the Zoning Commission needs to receive the Minutes from the Planning Commission.

V. OLD BUSINESS:

VI. STAFF/COMMISSION AND BILLS – None

VII. CORRESPONDENCE AND BILLS – None

VIII. ADJOURNMENT

Sam Smith made motion to adjourn 7:50 p.m. Karl Walton seconded. All were in favor and, motion carried.

Respectfully submitted,

Debra Hlobik, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING