

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

**REGULAR MEETING MINUTES
June 4, 2012
TOWN HALL-7:00 PM**

CALL TO ORDER:

Jill Conklin, Chairperson called the Zoning Commission regular meeting to order at 7:00 pm. Also present were regular members: Sam Smith, Dan Fraro, Karl Walton, alternate Paige Rasid seated for Rob Martin, and John Collins, Staff Liaison.

Also present were Nelson Teague from Helio Sage, Timothy Coon with JR Russo & Associates, Timothy Murray, and Jerry Antonacci.

PUBLIC HEARING:

NONE

MINUTES APPROVAL: May 21, 2012

Karl Walton made a motion to approve minutes as proposed with John Collins title as Staff Liaison listed (he had been listed a commission member) now corrected. Dan Fraro seconded it. Paige Rasid and Sam Smith abstained since they were not at the last meeting. Motion to approve minutes tabled until next meeting.

OLD BUSINESS:

NONE

NEW BUSINESS:

Receive the following applications:

a. Application of Somers Solar Center LLC, 117 4th Street, SE Suite B Charlottesville, VA 22902: Special Use Permit for construction of a ground-mounted solar voltaic facility with a capacity of 5.0 Mwac at 488 South Road, Somers, CT vol 77, pg 80.

Co- Founder of HelioSage, Nelson Teague addressed the commission to take questions regarding the solar panels. The system will be located on available, unobstructed land. The system is a proposed ground-mounted solar photovoltaic generation facility. The modules installed are polycrystalline silicon modules-a proven generation technology. The modules hold standard warranties of 25 years, and expected useful lie of over 35-40 years with minimal maintenance requirements. Only a small portion will be visible from South Road. The height of these panels will not exceed 6 feet and therefore any public view shed will be minimal. The construction of this project is approximately 6 months.

The land will be leased by HelioSage under a 20 years contract. The power will be sold back to CL&P.

Mr. Teague did not have a copy of this lease but he said he could submit it for review.

It was noted that there are contractual obligations under the terms of the lease agreement. HelioSage is the developer and they do have a financing partner which will be at the town hearings. The units will be removed from the property when the contractual obligations are up.

It was noted that the panels will most likely have a tracking mechanism which means the panel will actually move with the sun for optimal angles. The panels will be facing south east/west.

Karl Walton made a motion to accept the application and forward it to Planning Commission for review and schedule a public hearing for July 2, 2012. Dan Fraro seconded it, all in favor, motion carried.

Mr. Teague asked about doing public outreach regarding the solar project. The commission members supported this idea. Mr. Collins suggested Mr. Teague have a brief presentation ready for the public hearing to explain the project.

b. Application of Driving range 349 Main Street LLC:

1. Modification to the existing Special Use Permit to include a 16' X 30' cooking shed to service the seasonal accessory tents.

2. Modification of existing Special Use Permit to include a pavilion as a location for the sale of alcoholic beverages pursuant to section.

Mr. Timothy Coon with JR Russo and Associates along with Jonathan Murray and Jerry Antinocci were at the meeting. Mr. Coon and Mr. Murray came forward to discuss the modifications. It was noted they have previously received approval for the arcade expansion, a second tent location, parking lots expansion and the approval for liquor sales on the property to apply for a state permit. All of these things mentioned are currently under construction.

The main need for the cooking shed, which will be located between the two tents, is essentially to serve the tents and eliminate the need to shuffle food back and forth between the main kitchen during events. They submitted architectural plans for the cooking shed.

The need for the second part of the application is a patio bar to service the tents during events and minimize the traffic of alcohol.

Mr. Coon asked if a public hearing was necessary for this to be approved. Mr. Walton stated that the commission cannot modify a Special Use Permit without a public hearing. Mr. Walton stated that he noticed the building was already under construction without permission. Mr. Coon verified this statement. It was noted by Mr. Walton it would be more difficult to side with the plan unequivocally when they put a building without permission. Mr. Smith asked if there was an extenuating circumstance why they put up the building without proper approval. Mr. Murray commented it was to give them a covered cooking area to service the existing approved tent area.

Mr. Walton thought it important to discuss possibly moving the approved tent back due to the fact the Fire Marshal had concern. Mr. Murray stated that he had spoken to the Fire Marshal and he will allow

them to keep the tent where it is at this point in time for the season. It was also noted that Steve Jacobs, WPCA Town Liaison has also been in touch with Mr. Murray with direction on some things he would like addressed. There have been permit applications filed but none acted upon until the outcome of this hearing.

Paige Rasid made a motion to refer the Driving Range applications to the Planning Commission and set a public hearing for July 2 at 7:00 pm. All commission members were in favor, motion carried.

DISCUSSION: SOAPSTONE ESTATES

Mr. Collins made the commission aware that the housing authority is thinking about buying this property. They are looking at keeping it age-restricted. They have a market for larger units that fit the parameters of Wood Crest and they are looking at doing this at the Eleanor Road site.

STAFF/COMMISSION REPORTS:

NONE

CORRESPONDENCE AND BILLS:

NONE

ADJOURNMENT:

Sam Smith made a motion to adjourn the Zoning Commission regular meeting at 7:35 pm. Paige Rasid seconded it, all in favor, motion carried.

Respectfully submitted,

Julia Sarno, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING