

**TOWN OF SOMERS
ZONING COMMISSION**

**REGULAR MEETING MINUTES
OCTOBER 15, 2012
7:00 PM TOWN HALL**

I. CALL TO ORDER

The regular meeting was called to order by Chairperson Jill Conklin at 7:00. Members present were Dan Fraro, Karl Walton, Paige Rasid, Sam Smith and Rob Martin. Also present was John Collins, Staff Liaison.

II. PUBLIC HEARING

Ms. Conklin read the legal notice aloud and opened the public hearing for the following:

Application of Kuldeep Sandu for a Special Use Permit for a Special Package Store at 103 Main Street Somers, CT (moving business from 102 Main Street)

Mr. Sandu was present for the public hearing and came forward and gave a brief presentation on moving his business across the street. Mr. Kuldeep explained he is planning on keeping the ice cream serving area which was already in the building and will use the other building space as the package store.

Carolyn Gall of 76 Billings Road spoke in favor of moving the package store across the street. She mentioned the parking would be much better for the business. No one spoke against the applicant.

A motion was made at 7:06 by Rob Martin to close the public hearing. Seconded by Karl Walton, all in favor, motion carried.

III. MINUTES APPROVAL-SEPTEMBER 17, 2012:

A motion was made by Rob Martin to approve minutes as written for September 17, 2012. Seconded by Karl Walton, all in favor, motion carried. Minutes approved as written.

IV. OLD BUSINESS

Discussion, possible decision: Application of Kuldeep Sandu for a Special Use Permit for a Package store at 103 Main St., Somers, CT (moving business from 102 Main St.)

There was no further discussion regarding this application. Commission members agreed the application was pretty straightforward.

A motion was made by Rob Martin to approve the application of Kuldeep Sandu for a Special Use Permit for a Package Store at 103 Main Street. Seconded by Karl Walton, all in favor, motion carried, application approved.

V. NEW BUSINESS:

a. Application of Carolyn Gall, 76 Billings Rd., Somers, CT to amend Section 214-38 of the Somers Zoning Regulations, reducing the setback requirements for “Keeping of Hens”

Carolyn Gall came forward and gave a brief presentation regarding her application. She is proposing changing the setbacks for farm animal enclosures from 200ft to 25 ft. for a maximum of 6 hens. She added an attachment called “K” for the commission to review. She showed an amendment from the town of New London as an example of her idea. She discussed safety and keeping of chickens and hens.

A recommendation was made by Rob Martin to accept application of Carolyn Gall to amend Section 214-38 reducing the setback requirements for “Keeping of Hens” and refer it to Planning with the idea of it making it in time for the November 5, 2012 meeting/public hearing. Seconded by Karl Walton, all in favor, motion carried.

b. Application of Driving Range 349 Main Street LLC, 15 Mullen Road, Enfield, CT for a modification to an existing Special Use Permit to include a cooking shed, a wood framed pavilion, a refrigerator/freezer building, the relocation of the existing seasonal tent, and a parking lot expansion.

Tim Coon from JR Russo & Associates was present representing Jerry Antonnaci and Jonathan Murray. Mr. Coon came forward and made a presentation regarding the application for the Driving Range at 349 Main Street. Mr. Coon explained back in July they had an application in for a cooking shed and pavilion bar, which was denied. That decision is currently under appeal. Mr. Coon explained they were back tonight with a new set of plans with substantial changes that they are hoping will be accepted.

They are now proposing a new wooden pavilion where the existing tent used to be. This pavilion will incorporate the bar. Mr. Coon showed preliminary floor plans to the commission. It will be an open air structure.

Parking requirements were discussed. A new plan has been put in place to put additional parking in place. They are proposing to add 8 more paved spaces at the end of the existing paved lot. They are also proposing a 60 space overflow lot located to the east. Preliminary discussion is going to keep the new lot grass but would they would like the option to convert it to gravel if needed.

Submitted with the application was a traffic report. The conclusions state that the existing conditions as well as future conditions have minimal impacts on the traffic on Main Street. A new curb cut is in the plan also if approved by the state.

Mr. Collins discussed changes may need to be made regarding the septic system location for the proposed building. Mr. Collins felt the reconfiguration was inaccurate. Mr. Coon said he would double check with the Steve Jacobs on the issue of the 10ft setback.

A motion was made by Rob Martin to accept the application for the modifications of the Driving Range at 349 Main Street and that it be referred to Planning with an anticipatory public hearing date of November 19, 2012. Seconded by Karl Walton, all in favor, motion carried.

VI. DISCUSSION

a. Temporary sign sweep

There was some feedback from the community and Lisa Pellegrini, First Selectmen regarding the sign sweep. There have been complaints about the overuse of signs in the town.

The idea of way-farer signs has been suggested. Commission members discussed how to put a plan in place to have seasonal farm signs. Karl Walton suggested having a public hearing regarding the sign issue. Utilizing message boards more efficiently was discussed. The town needs to be able to regulate sign usage in some way.

VII. STAFF COMMISSION REPORTS: NONE

VIII. CORRESPONDENCE AND BILLS: NONE

IX. ADJOURNMENT

A motion was made by Rob Martin at 7:48 to adjourn the regular meeting. Seconded by Karl Walton, all in favor, motion carried.

Respectfully submitted,

Julia Sarno, recording secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.