

**TOWN OF SOMERS  
ZONING COMMISSION**

**REGULAR MEETING MINUTES  
DECEMBER 3, 2012  
7:00 PM TOWN HALL**

**I. CALL TO ORDER:**

The meeting was called to order at 7:01 by Chairperson Jill Conklin. Members present were: Paige Rasid, Karl Walton, Sam Smith, and Rob Martin. Also present was John Collins, Building Official. Dan Fraro was absent. Julia Sarno, recording secretary was present to take the minutes.

**II. PUBLIC HEARING:**

Application of Driving Range 349 Main St 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, a parking lot expansion: continuation of Public Hearing opened on November 19, 2012.

Tim Coon with JR Russo & Associates came forward and gave a brief presentation. The determination was made there would not be a structural connection between the arcade building and the pavilion. There will be a structural connection between the cooking shed and the pavilion. The new plans with changes were presented to the commission. The correct areas and architectural plans were documented. The pavilion will be 4,395 sq ft and the cooking shed will be 600 sq ft. according to the new plans.

There was a brief discussion regarding the parking situation. The applicant would like to leave the additional parking area grass with the option to change to gravel if necessary. Dave Askew from the Conservation Commission had a few erosion concerns regarding the grass. Mr. Coon will be meeting with the Conservation Commission December 5, 2012 for further discussion.

There was no audience participation. No one spoke in favor of the applicant. No one spoke in opposition of the applicant.

*A motion was made by Rob Martin to close the Public Hearing. Seconded by Karl Walton, all in favor, motion carried.*

**III. MINUTES APPROVAL:**

A correction was needed in the previous minutes regarding if the Conservation Commission was in in favor of the grass or gravel. The wording needed clarification.

*A motion was made by Paige Rasia to accept the minutes as amended. Seconded by Karl Walton, all in favor, motion carried.*

**IV. OLD BUSINESS:**

Discussion-possible decision on application of Driving Range 349 Main St. LLC, 15 Mullen Rd. 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.

The commission members held a discussion regarding the grass parking lot. They discussed pros and cons to having grass vs gravel. There was a brief discussion regarding what the current regulations state about marked parking spaces.

*Rob Martin made a motion as follows: To approve the application for modification to the Driving Range at 349 Main Street with the cooking shed, wood framed pavilion, refrigerator/freezer building and the relocation of the existing tent and that grass would be an appropriate first step for leaving that within what the town is hoping to achieve as far as the look and if its deemed that with traffic and excess use that gravel is needed the applicant needs to make the appropriate changes to bring it up to “snuff” so the cars can actually park there.*

*Seconded by Karl Walton, all in favor, motion carried.*

**V. NEW BUSINESS: NONE**

**VI. DISCUSSION**

a. Affordable Housing

There was a brief discussion on alternatives for Shady Lake. There has been an interest shown in making housing developments more affordable for 55+ age group.

**VII. STAFF/COMMISSION REPORTS**

The Commission reviewed the ZEO report. All viable complaints were documented in the report.

**VIII. CORRESPONDENCE AND BILLS**

John Collins shared correspondence from Robinson & Cole regarding the Solar Center. There has been a declaratory ruling and petition regarding the project. It is going through the Citing Counsel.

**VIX. ADJOURNMENT:**

*There was a motion made by Rob Martin to adjourn the meeting at 7:44 pm. Seconded by Sam Smith, all in favor, motion carried.*

*Respectfully submitted,*

*Julia Sarno, recording secretary*