

**TOWN OF SOMERS
ZONING COMMISSION**

**MEETING MINUTES
April 1, 2013
7:00 PM TOWN HALL**

APR 03 2013

I. CALL TO ORDER

The meeting was called to order by Chairperson Jill Conklin at 7:04 pm. Members present were Dan Fraro, Paige Rasid, Karl Walton, and Sam Smith. Also present was John Collins, staff liaison to the zoning commission

II. PUBLIC HEARING:

Application of Pleasant View Farms Realty Co., 425 South Road, Somers, CT
Permission to renew existing Special Use Permit to conduct Flea Markets, Auctions, and Music Festivals from March 2013 through February 2014 at 430 South Road, volume 33, page 343, Somers, CT.

Jeff Lipton provided an overview of the activities proposed and a history of the event. No one spoke in favor or against the application. The public hearing was closed at 7:14.

III. MINUTES APPROVAL

A motion was made by Paige Rasid to accept minutes. The motion was seconded by Dan Fraro. All were in favor, motion carried.

IV. OLD BUSINESS

Discussion/possible decision for application of Pleasant View Farms Realty Co., 425 South Road, Somers, CT to renew existing Special Use Permit to conduct Flea Markets, Auctions, and Music Festivals from March 2013 through February 2014 at 430 South Road, volume 33, page 343, Somers, CT.

A brief discussion ensued regarding term limits of this application. An amendment to the regulations would be needed in order to allow a term longer than one year. The commission was amenable to a three year term based on past performance of the events.

A motion was made by Karl Walton to approve the application. It was seconded by Sam Smith. All in favor, motion carried.

V. NEW BUSINESS

NONE

VI. DISCUSSION

- a. Jeff Lipton addressed continued use of an existing non-residential building at 400 Four Bridges Road. His intent was to continue the existing use as a greenhouse manufacturer and the unoccupied space would be used as storage. There would be no outside storage, no exterior signage, and no retail uses.
- b. Karl Walton addressed minor site plan modifications. He suggested town staff should be trusted to approve minor modifications administratively without first bringing such modifications back to the commission on a case by case scenario.

VII. STAFF/COMMISSION REPORTS

Mr. Collins reported a street sign sweep was scheduled for April 3, 2013. The Village Players signs are the most prolific.

Karl Walton reported that there is a ZBA application pending to vary the 175' frontage requirement by 175' (thus creating a lot with no frontage). The application is scheduled to be heard May, 14, 2013.

The grant period for reimbursement for farm signs sponsored by The CT Grown Signage Program ran from April 2012 and ended on January 31, 2013. Information re: this program is still on the Town of Somers Website. It is expected to run again later this year.

After researching the origin of the drive-thru window at Dunkin Donuts, 8 South Road, Somers, CT, Mr. Collins determined that had been approved by the Zoning Commission on February 2, 1998. According to the Town Attorney, if no substantial changes have been made between the current zoning regulations and those in effect at the time of this approval, the commission might be hard pressed to deny an application for a drive thru window at other B zoned properties. His suggested the commission might formulate some specific regulations governing drive thru windows. A copy of regulations adopted by the Town of East Granby was provided to the commission.

VIII. CORRESPONDENCE/BILLS: NONE

IX. ADJOURNMENT

A motion was made by Sam Smith to adjourn the meeting at 7:48 pm. Seconded by Karl Walton. All were in favor, motion carried.

Respectfully submitted,

John R Collins, Staff Liaison to the Zoning Commission