

**TOWN OF SOMERS
ZONING COMMISSION**

MEETING MINUTES

Monday, June 3rd, 2013

7:00 p.m.

Town Hall

I. CALL TO ORDER

The meeting was called to order by Chairperson Jill Conklin at 7:02. Members present were Karl Walton; Vice Chair, and members Paige Rasid and Sam Smith. Also present was John Collins; staff liaison.

II. PUBLIC HEARING

Application for renewal of Special Use Permit (Volume 97 page 173). File found in Land Use Office. Purpose stated for earth removal and filling operation at 263 Wood Road, Somers, CT. Applicant: Bruce F. Wood of 223 Wood Road, Somers, CT. not in attendance. Staff liaison John Collins reviewed specifics including positive referral via planning commission and subsequent inspection of said permit location. Chairman Conklin asked if any public attending wanted to speak in support or opposition. There were no public comments either in favor or against. *Paige Rasid made a motion to close at 7:07 seconded by Vice Chair Walton. All in favor; motion carried.*

III. MINUTES APPROVAL

A motion was made by Chairperson Jill Conklin to adopt minutes from May 6, 2013, seconded by Vice Chair Karl Walton. All in favor; motion carried.

IV. OLD BUSINESS

a) Discussion pertaining to renewal of Special Use Permit at 263 Wood Road in Somers, CT. *A motion was made by Vice Chair Karl Walton to accept renewal of said permit with member Paige Rasid seconding. All voted in favor; motion carried.*

Staff liaison John Collins will call applicant to inform of successful renewal.

b) Review temporary sign placement (reinforcement/regulations)

Selectmen and commission have deemed it necessary to propose revision to current regulation language. Staff liaison John Collins cited regulation language from South Windsor, CT.

Revision to include sign posting limit of 30 days, removal of sign within 5 days of event, as well as a limit of 14 days for directions to location. Proposed recommendations are to be sent to planning by staff liaison John Collins.

A motion was made by Chairperson Jill Conklin to refer these recommendations to the planning committee, seconded by member Paige Rasid. All in favor; motion carried.

V. NEW BUSINESS

(none)

VI. DISCUSSION

a) Drive Through Windows

Staff liaison John Collins shared a proposal requesting clarity of use of drive through other than a bank in terms of the phrase “accessory use” and “special use”. Committee ascertained that specific language need be created. John Collins forwarded regulation from East Granby, CT. Member Sam Smith suggested that the East Granby be used as a model for a future draft. Vice Chair Walton requested staff liaison inquire as to the specifics as it relates to a moratorium.

b) Nano Brewery as home occupation

Staff liaison John Collins shared resident request that the committee be aware of the intention to home brew with no sales or distribution of his product from his residence. Committee Vice Chair Walton specified the maximum of 200 gallon per 2 adults per year would not need any approval from the Commission. Committee members felt resident operation appeared to be within the scope of language as presented.

VII. STAFF/COMMISSIONER REPORTS

Complaints (noise) Worthington Pond from late night events that ran to 12:00 a.m. Chairperson Jill Conklin and John Collins discussed wording of original permit. Vice Chair Walton requested that the original permit language be made available.

Complaints of foul smell at farm – Mike D’Amato sent a notice to farm.

VIII. CORRESPONDENCE AND BILLS

(none)

IX. ADJOURNMENT

Member Sam Smith made motion to adjourn with Vice Chair Walton seconded. At 7:56 p.m.

*Respectfully submitted,
Stephanie Benson, recording secretary*

