

TOWN OF SOMERS  
ZONING COMMISSION  
REGULAR MEETING  
MONDAY OCTOBER 21<sup>st</sup>, 2013  
7:00 P.M. TOWN HALL

---

## I. CALL TO ORDER

The meeting was called to order at 7:08 p.m. In attendance were Chairperson Jill Conklin, members Paige Rasid, Dan Fraro and Samuel Smith. Also in attendance were staff liaison John Collins and alternate member Robert J. Martin in for Vice-Chair Karl Walton.

## II. PUBLIC HEARING:

### *(a) Proposed amendments to Zoning Regulations*

Sections §214-51; location of signs, and to §214-53; temporary signs.

Chairperson Jill Conklin asked audience members if there was anyone who wanted to speak in favor of the proposed amendments.

Kathy Welch, 1608 Mountain Road, representing *Somers Village Players*

- Kathy Welch spoke to section §214-53 section B, items 3 and item 4. One item she requested clarification on was the potential cost when application for signage is made. Additionally, could a non-profit obtain two applications thus allowing more signs?
- Richard Cheney, Vice- Chair of the *Economic Commission*, 175 Highland View Drive  
Mr. Cheney expressed his opinion that signs are necessary to the culture and is concerned about the number limit to 10 temporary signs and asked that the number be “doubled” or unlimited. He also asked for clarification on non-profit designation.

Chairperson Conklin asked audience members if there was anyone who wanted to speak in opposition of the proposed amendments. No one responded after two requests.

Member Paige Rasid made a motion to close the hearing seconded by member Samuel Smith.

*All in favor, motion carried*

## III. MINUTES APPROVAL:

Alternate Member Robert Martin made a motion, seconded by member Dan Fraro, to approve the minutes of September 16, 2013 as written.

*All in favor, motion carried*

## IV. OLD BUSINESS

### *(a) Discussion/Possible Action to proposed amendments to Zoning Regulations*

§214-51; Location and §214-53; Temporary Signs

Members discussed altering § 214-53; section B; item 4, limit of 10 temporary signs to 15.

Members felt this increase would be amenable. Members also discussed sizes of the signs. The suggestion was made to add language that temporary sign size “*not to exceed the measurement of six square feet*”. Member Rasid clarified that there was no fee planned with the application.

Member Rasid also offered that non-profit businesses fall under two tax codes 501-CE 501-C6, although local chapters, such as Lion club, were said to not have that coding .Staff liaison, John Collins, suggested that the current language is broad enough to make the coding unnecessary. Alternate member Martin suggested the word “Somers” in §214-51 section B; item 3, be added after “*special event*”. Member Paige Rasid clarified the possibility to get application months in advance. Member Samuel Smith asked if a property owner could list several events as permissible times to advertise on their property and suggested having a sign off on the application. Staff liaison John Collins stated collected signs are stored at the Office of Public Works. Members discussed needing to find language specific for recurring events. Alternate Robert Martin suggested having the property owner sign off on the temporary sign permit application. Chairperson Jill Conklin suggested that these discussions be further continued at the next meeting.

*b) Proposed amendments to Zoning Regulations Sections*

§214-4, §214-38, §214-6., and §214.98c

Staff liaison Collins referred members to the message from Carl Landolina dated Wednesday October 16, 2013. Alternate member Martin asked for a time line as to the history of the debate of non-bank drive-through establishments. Staff liaison Collins stated a site plan was approved in 1998 for Dunkin Doughnuts, with no drive through regulations offered by the town. Furthermore, a precedent has been established by doing so.

Members decided to table this for a future meeting with the request that town attorney Carl Landolina attend.

## V.NEW BUSINESS

*NONE*

## VI.DISCUSSION

*Walk in cooler at 103 Main Street*

John Collins spoke to members about closing in an area at the location under the current foot print and giving approval for this alteration. Chairperson Jill Conklin asked if the tree line was established in the site plan, as it appeared to have undergone some alteration.

Liaison Collins reviewed the plans and agreed that it appeared to demonstrate alterations have been made and that he would address this with the property owner.

## VII. STAFF/COMMISSIONER REPORTS

*NONE*

## VIII. CORRESPONDENCE AND BILLS

*NONE*

## VIX. ADJOURNMENT

Alternate Robert J. Martin made a motion, seconded by member Paige Rasid to adjourn the meeting at 8:16 p.m.

*All in favor. Motion carried.*

*Respectfully Submitted,*  
Stephanie Benson  
Recording Secretary