

***Town of Somers***  
***Zoning Board***  
***Public Hearing followed by Regular Meeting***  
***4/7/14***  
***7:00 p.m. Town Hall***

**I. CALL TO ORDER**

The meeting was called to order at 7:12 p.m. by Chairperson Jill Conklin. In attendance were Vice-Chair Karl Walton, Secretary Dan Fraro, as well as members Paige Rasid and Sam Smith. Also in attendance was building official, John Collins.

**II. PUBLIC HEARING**

The chairperson read the public notice. Vice-Chair Walton made a motion to hear item "C" first, seconded by member Rasid.

*All in favor, motion carried.*

- Item c  
*Application of Driving Range 349 Main St. LLC for a modification of the existing Special Use Permit for a 10,000 square foot addition to existing arcade building and the construction of Soaring Eagle Zip Line attraction and ropes course as accessory uses.*

Engineer Tim Coon, from JR Russo Associates, presented for the applicant. The presentation included a zip line and ropes course, eliminating the driving range. Mr. Coon stated that the sand trap and miniature golf will still be available. Parking will be adjusted to allow for 20 extra spaces. Chairperson Conklin asked the audience if anyone wanted to speak either in favor or in opposition to the proposal.

- George Roberts, 8 Autumn Lane, spoke in favor of this development in terms of employment and tax revenues.
- Jeff Lipton, 452 South Road, spoke in favor stating he saw more business as a result.

Also speaking in favor;

- Bud Devlin, 21 Long Hill Drive
- Linda Louise LaCasse, 87 Main Street
- Barry Moynihan, 119 Main Street.

Audience members also mentioned concerns;

- Betty Sheehan, 215 Four Bridges Road, stated that sound carries to her backyard. She specified hearing ticket numbers being called.
- Sarah Sheehan, 215 Four Bridges Road, shared that she can clearly hear music at night.

Chairperson Conklin asked if there were any other comments.

Members confirmed with John Collins that there was a written complaint concerning lights in the past. The applicants stated that they are amenable to changing the direction of the lights to be more downcast and looking into how ticket numbers are called. Secretary Fraro made a motion, seconded by Vice-Chair Walton, to close the hearing on item c.

*All in favor, motion carried.*

- Item a- §214-93  
*John Collins gave a summary of the proposed amendment, pertaining to section §214-93.*  
Chairperson Conklin asked audience members if anyone was interested in speaking.
  - Jeff Lipton, 452 South Road, spoke in favor of the amendment.

Chairperson Conklin asked if anyone else wanted to speak. Vice-Chair Walton made a motion, seconded by Secretary Fraro, to close that portion of the hearing.

*All in favor, motion carried.*

- Item a - §214-4§214-38;§214-64; §214-98C

Chairperson Conklin asked if anyone is audience wished to speak.

- Barry Moynihan, 119 Maple Street, shared some specific concerns. Vice-Chair Walton and member Smith explained that the regulations are written specifically to address those concerns.

After Chairperson Conklin confirmed there were no other speakers, Vice-Chair Walton made a motion, seconded by member Rasid, to close that portion of the hearing.

*All in favor, motion carried.*

- Item a- §214-101

John Collins gave background. Chairperson Conklin asked audience asked audience if anyone wished to speak. No speaker offered. Vice-Chair Walton made a motion, seconded by member Rasid, to close that portion of the meeting.

- Item A- §214-107

John Collins gave background as to increase fees, due to increase in publication cost. Chairperson Conklin asked if there were audience members who wished to speak. After confirming there was no interest, Vice-Chair Walton made a motion; seconded by member Rasid, to close that portion of the hearing.

*All in favor, motion carried.*

### III. MINUTES

Vice-Chair Walton made a motion, seconded by member Rasid, to approve the minutes from 3/3/14 with the amendment of spelling change of Glen "Shalder" to "Chalder".

*All in favor, motion carried.*

*Motion was made by Vice-Chair Walton, seconded by member Rasid to reopen meeting to address application of item b.*

*All in favor, motion carried.*

- Item b

*Special Use Permit application – Pleasant View Farms Realty Co., 458 South Road, Somers, CT: Renewal of Special Use Permit to conduct Flea Markets, Auctions, and Music Festivals from March 2014 thru February 2014*

Chairperson Conklin asked the audience if there was any interest in speaking.

Speaking in favor were

- Jerry Antinacci, of 319 Maple St
- Barry Moynihan, 119 Main Street.

Chairperson Conklin asked for a motion. Vice-Chair Walton made a motion, seconded by member Rasid, to close the hearing.

*All in favor, motion carried.*

Vice-Chair Walton made a motion to approve items (A) §214-93; §214-4§214-38; §214-64; §214-98C; §214-101; and item§214-107, seconded by member Rasid.

*All in favor, motion carried*

Vice-Chair Walton, made a motion to approve item (B) *Special Use Permit application – Pleasant View Farms Realty Co., 425 South Road, Somers, CT with an expiration date of March, 2017*, seconded by member Rasid.

*All in favor, motion carried.*

Members discussed audience concerns pertaining to item (C) and felt the applicant indicated their commitment to address lighting concerns and consider how to address the noise issues expressed by audience

members. Member Smith made a motion to approve Item(C) *Application of Driving Range 349 Main St. LLC for a modification of the existing Special Use Permit for a 10,000 square foot addition to existing arcade building and the construction of Soaring Eagle Zip Line attraction and ropes course as accessory uses*, seconded by member Rasid. *All in favor, motion carried.*

#### **IV. OLD BUSINESS**

NONE

#### **V. STAFF/COMMISSION REPORTS**

##### **ZEO activity:**

- The resident on 557 Hall Hill Road has been informed that a new location must be found for the business that once ran from his residence. He was granted a 60 day grace period to so.
- 180 Main street occupant has been notified of zoning violation pertaining to junk vehicles on his property. A Town Ordinance also prohibits unregistered “junk vehicles”.

John Collins shared parking spaces at Somers Crossing were designed and approved at 9’ x 18’. John Collins informed members that in a survey of neighboring towns, a majority of them use parking space dimensions that are 9’ x 18’. Chairperson Conklin asked for a motion to table. Member Rasid made a motion to table, seconded by Secretary Fraro.

*All in favor, motion carried.*

#### **VI. CORRESPONDENCE AND BILLS**

None

#### **VII. ADJOURNMENT**

Member Smith made a motion, seconded by member Rasid, to adjourn at 8:21 p.m.

*All in favor, motion carried.*

**Respectfully Submitted,**

Stephanie Benson

*Recording Secretary*