

**TOWN OF SOMERS: ZONING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, FEBRUARY 17<sup>TH</sup>, 2015**  
**7:00PM TOWN HALL - MINUTES**

**PRESENT:** Chairperson Jill Conklin, Vice Chair Karl Walton, Secretary Dan Fraro, Paige Rasid, Staff Liaison John Collins.

**I. CALL TO ORDER:** Jill Conklin, Chair, called the meeting to order at 7:02PM.

**II. PUBLIC HEARING:** Jill Conklin opened the Public Hearing by reading the public notice which was published on February 3<sup>rd</sup> and February 10<sup>th</sup>, 2015. It read:

The Somers Zoning Commission will hold a Public Hearing on Tuesday, February 17, 2015 at 7:00 PM in the Somers Town Hall, 600 Main Street, Somers, CT, to receive public comments on the following:

Application of Roger Wassmuth, 54 Bobolink Lane, Somers, CT:  
Special Use Permit for an adult day-care at 179 Main Street, Somers, CT

Said proposal is on file in the Land Use Office of the Town of Somers, Somers Town Hall. At this hearing, interested persons may be heard and written communications received. Dated at Somers, Connecticut this 29<sup>th</sup> day of January, 2015

- A. There was no audience participation
- B. Karl Walton made a motion to close the Public Hearing. Paige Rasid seconded. All were in favor.

**III. MINUTES APPROVAL:** There was one error in the January 20<sup>th</sup> Minutes. Paige Rasid made a motion to accept the Minutes as amended. Dan Fraro seconded. All were in favor.

**IV. NEW BUSINESS:** Discussion/possible decision for application of George R. Wassmuth, 54 Bobolink Lane, Somers CT: Special Use Permit for an adult day-care at 179 Main Street.

Corrinne Wassmuth distributed a Power Point presentation outlining the highlights of their plans for an Adult Day-Care facility. It will be called 'New England Gold Care Adult Day Care Center LLC.' Hours of planned operation are 7:30AM to 5:30PM.

Up to 10 clients per day will be accepted. It will be a drop-off and pick-up operation. The expectation is not more than 3-5 cars at any given time. Breakfast and lunch will be served utilizing local restaurants as the source of food. Snacks and drinks will be served during the day.

- A. John Collins gave an update on the renovations to 179 Main Street. Permits have been obtained by the owner.

- B. Karl Walton asked if the 3 to 5 cars at any given time includes employees. Corinne Wassmuth confirmed.
- C. It was mentioned that a signage permit had to be obtained.
- D. There is a 15 day appeal period.
- E. Karl Walton made a motion to approve the Special Use Permit for the New England Gold Care Adult Day Care Center, LLC. Dan Fraro seconded. All were in favor.

**V. OLD BUSINESS:**

Discussion/possible decision for:

Application of Driving Range, 349 Main St, LLC for modification of Special Use Permit for the following:

Permit the hosting of after-hours private events when the facility is closed to the public.  
(Continued from January 20<sup>th</sup>, 2015 meeting during which the Public Hearing was closed.)

Johnathan Murray and Gerry Antonacci were present to respond to further questions by the Zoning Commission.

- A. Karl Walton stated the Special Use Permit will restrict Sonny's Place to chaperoned after-hours "safe parties" or activities/events of 'school-aged children, K through 12<sup>th</sup> grade.' It will include schools, both public and private, and/or other organizations (churches, parent groups, etc.) that wish do to after-hours business with Sonny's Place. There is no limitation on the time of year. The Special Use Permit will not include college age students or adult parties. Sonny's Place will be responsible for security and adequate staffing. The Special Use Permit will be for 1 year to monitor results.
- B. Karl Walton made a motion to approve the Special Use Permit for 349 Main Street based on the above restrictions. Dan Fraro seconded the motion. All were in favor.

**VI. STAFF/COMMISSION REPORTS:** None

**VII. CORRESPONDENCE/BILLS:** None

**VIII. ADJOURNMENT:**

- A. Paige Rasid made a motion to adjourn. It was seconded by Dan Fraro. All were in favor. The meeting was adjourned at 7:28PM.

**Respectfully submitted,**

**Linda Abbott, Recording Secretary**