

**TOWN OF SOMERS
ZONING COMMISSION
REGULAR MEETING
MONDAY, November 19, 2015
7:00 p.m.. Town Hall**

I. CALL TO ORDER:

Chairman Jill Conklin called the meeting to order at 7:03 p.m. Members present were: Jill Conklin; Paige Rasid; Lucas Cherry; Dan Fraro and Staff Liaison to the Zoning Commission John Collins. Karl Walton was absent.

II. Public Hearing:

Proposed amendment to the Somers Zoning Regulations Section 214-4:
Definitions: Definition of Home Occupation

Chairman Jill Conklin opened the public hearing at 7:04 p.m. and read the legal notice. Jill asked if there was anyone present who approves or objects to this proposed amendment. There was no one in the audience.

Paige Rasid made a motion to close the public hearing at 7:05; seconded by Dan Fraro and unanimously approved by the Commission.

III. Minutes Approval: 10/19/15

Dan Fraro made a motion to approve the 10/19/15 minutes, as written; seconded by Paige Rasid and unanimously approved by the Commission.

IV. New Business:

2016 Zoning Meeting Schedule

The Commission reviewed the 2016 Zoning meeting schedule.

Dan Fraro made a motion to approve the 2016 meeting schedule, as presented. Paige Rasid seconded the motion that was unanimously approved by the Commission.

V. Old Business:

Discussion/possible decision: proposed amendment to the Somers Zoning Regulations Section 214-4: Definitions: Definition of Home Occupation

John Collins stated that nothing was changed except the first sentence of the regulation and would allow small businesses whose work was done outside the home to

obtain a Special Use Permit. This opens the regulation up to people who are now operating illegally. These businesses would have to comply with all the requirements of a Special Use Permit. Each permit application will be handled individually. A Special Use Permit can be voided if there are valid complaints from neighboring properties. The Commission can require certain limitations on a permit application.

Dan Fraro made a motion to approve the proposed Zoning Regulation amendment to Section 214-4 Definitions – Definition of Home Occupation. Lucas Cherry seconded the motion that was unanimously approved by the Commission.

VI. Staff/Commission Report:
Zoning Enforcement Officer's Report

ZEO Jennifer Roy reported a complaint about a continuous tag sale and debris in the yard on a property in Somersville. She will investigate this complaint and report back to the Zoning Commission at their next meeting.

Paige Rasid said that Linda Louise's campaign signs are still up in various spots in Somers. These signs are supposed to be removed within five days after the election. The ZEO will check on this, as well.

Staff Report:

John Collins reported that an effort is being made by the Town to reconfigure the Somersville Mill property to meet Zoning Regulations. John has spoken with Town Attorney Carl Landolina who said we could rewrite the entire ordinance or create a new ordinance that would apply strictly to the Somersville Mill.

The mill property is currently zoned industrial and under current Zoning Regulations, nothing can happen to the mill property to redevelop it. The mill property has town water and sewers. This new zone should include the Somersville post office and the property formerly used as a private grammar school.

There is still contaminated soil on the mill site, and the Town has received grant money to clean up the site.

After a lengthy discussion period and a review of the Somers Economic Development Commission Minutes of November 2, 2015, it was the consensus of the Zoning Commission that they will meet, along with the Planning Commission, on December 7, 2015 with Glenn Chalder, AICP from Planimetrics who will explain our options for a new zone for the mill property and surrounding properties. This meeting will be held at the Town Hall.

VII. Correspondence and Bills: There were none.

VIII. Adjournment:

Motion to adjourn was made by Paige Rasid; seconded by Lucas Cherry and unanimously approved by the Commission. The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Dan Fraro, Secretary

Connie Careno, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING