

**TOWN OF SOMERS
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
OCTOBER 25, 2012
7:00PM TOWN HALL**

I. CALL TO ORDER:

The regular meeting was called to order at 7:00 pm by Chairman Bradley Pellissier. Members present were: William Salka, Clifford Bordeaux, Greg Genlot, and Adam Van Wingerden. Also present was Jeff Bord, Town Engineer.

II. AUDIENCE PARTICIPATION: NONE

III. OLD BUSINESS: NONE

IV. NEW BUSINESS:

a. Zoning Commission Referral – Application of Carolyn Gall, 76 Billings Road, Somers, CT, to amend section 214-38 of the Somers Zoning regulations, reducing the setback requirements for “Keeping of Hens”.

Commission members reviewed Carolyn Gall's application. Jeff Bord reported that the Zoning Commission had referred this application to Planning and were looking for a report/recommendation. A public hearing for this application is scheduled for November 5, 2012.

Greg Genlot discussed how this amendment would inhibit property owners with more land since according to the zoning regulations, they would only be able to keep six chickens. For example, people with 10 acres would only be able to have six hens even though they have enough space for more. Members discussed the proposed 25 ft setback vs the current 100ft setback in the zoning regulations.

Greg Genlot made a motion to send this application back to Zoning with a negative referral. No one seconded the motion. Discussion continued regarding the application.

Commission members discussed how many hens per acre of land would be appropriate. Commission members suggested sending application back with explanation of negative referral in order for Zoning to understand concerns.

Greg Genlot made a motion to send Carolyn Gall's application back to Zoning with a negative impact that this will limit all property owners in the town of Somers to only keeping six hens no matter how much property they have. Seconded by William Salka, all in favor motion carried.

b. Zoning Commission Referral – Application of Driving Range 349 Main Street LLC, 15 Mullin Road, Enfield, CT, for a modification to an existing Special Use Permit to include a cooking shed, a wood framed pavilion, a refrigerator/freezer building, the relocation of the existing seasonal tent and parking lot expansion.

Tim Coon with JR Russo & Associates was at the meeting representing Jerry Antanocci. Mr. Coon explained that earlier in the year a similar application had been denied by Zoning Commission so they were back with a modified application and hoped to get it approved.

Mr. Coon reviewed the layout and new floor plans. The new proposal is to replace the 3200 sq ft tent with a 4420 sq ft wooden structure which will now house the new bar. It will be an open structure. Mr. Coon explained since it was a wooden structure and not a tent it could be closer to the cooking shed. The existing tent will be relocated to a previously approved area.

Mr. Coon discussed the traffic report that had been done to address Zoning's concern about traffic flow and safety. The traffic report has been submitted and it was favorable. Parking concerns were addressed. They would like to add eight paved spaces to the current east lot and a 60 space parking area for event parking on the property. Right now this proposed lot is grassy but they would like the option to turn it into gravel if needed.

Jeff Bord spoke regarding the unpaved lot. He was concerned about the spaces not being marked. He said there must be a way to mark the spots so people know where to park. Mr. Coon showed the plans demonstrated 60 cars would fit. Mr. Coon also noted there would be parking attendants to ensure safe parking procedures. Members discussed pros and cons of keeping the lot grass vs gravel.

Commission members discussed lot line configuration in conjunction with the new 60 space parking area which was not noted on agenda or in minutes. Mr. Pellissier noted more discussion and information was needed for the lot line configuration. Jeff Bord informed Mr. Coon a separate application would be needed to proceed with the lot line configuration.

Greg Genlot suggested the commission needs to see lot line configuration application and have documentation from both lot property owners before taking action. Mr. Coon said he would fill out the lot line configuration application before the next meeting.

Clifford Bordeaux made a motion to table the agenda item b. Zoning Commission Referral until the next meeting. Seconded by Greg Genlot, all in favor motion carried.

V. STAFF REPORTS/DISCUSSION:

a. Planning Commission Meeting Schedule for 2012

A motion was made by Greg Genlot to adopt next years schedule. Seconded by Adam Van Wingerden. All in favor, motion carried.

A motion was made by Clifford Bordeaux to amend the agenda for correspondence. Seconded by Greg Genlot, all in favor, motion carried.

VI. CORRESPONDENCE:

Mr. Pellissier received a letter regarding the Zoning referral for "Keeping of Hens". This letter expressed concerns about the proposed change in setbacks. Bird flu, disease risk etc were main concerns in the letter. The letter was stamped received for October 25, 2012.

VII. MINUTES APPROVAL:

*A motion was made by Clifford Bordeaux to approve minutes with one minor typing correction.
Seconded by Adam Van Wingerden, all in favor, motion carried.*

VIII. ADJOURNMENT

*A motion was made by Adam Van Wingerden to adjourn the regular meeting at 7:27 pm.
Seconded by Clifford Bordeaux, all in favor, motion carried.*