

TOWN OF SOMERS PLANNING COMMISSION

MEETING MINUTES

Thursday, September 12th 2013

7:00 p.m.

TOWN HALL

I. CALL TO ORDER

The meeting was called to order by Chairman Greg Genlot at 7:03 p.m.

II. MEMBERS PRESENT

Included in the attendance were members Adam Van Wingerden, William Salka, as well as the Director of Public Works/Town Engineer, Jeff Bord.

III. OLD BUSINESS

a. *Zoning Commission Referral for Proposed amendments to Zoning Regulations, Sections §214-4., §214-38., §214-64., and §214.98C to make provisions for drive thru establishments.*

Town Engineer Jeff Bord described the proposed amendments to the current regulations specific to two types of drive thru establishments; referred to as *Type A* and *Type B*. *Type A* is specific to food service while *Type B* is specific to banks, pharmacies, drycleaners and similar non-food businesses. *Type A* requires a *Special Use* permit, whereas *Type B* is allowed by site plan approval. Proposed were eleven additional amendments to a *Type A* drive thru, while *Type B* amendments centered around allowable space for "waiting positions" when service has several patrons pending. Town Engineer Bord further clarified there would be a limit of one drive thru per property that must be 1,500 feet away from another business. Member William Salka made a motion to approve the proposed amendments, seconded by member Adam Van Wingerden .

All in favor. Motion carried.

IV. AUDIENCE PARTICIPATION

Audience member Norman Mayotte inquired if a proposed business called Somersville Café was an item to be discussed on the agenda. Mr. Bord informed Mr. Mayotte that this was not an item on the agenda.

V. STAFF REPORT

a. *Durkee Fields Subdivision -*

Members of the Planning Committee signed the mylar site plans specific for the Durkee Fields subdivision. These final subdivision maps are to be filed in the Town Clerks Office.

VI. APPROVAL OF MINUTES

The minutes from the August 8, 2013 meeting were reviewed. Member William Salka noted a correction to the spelling of his last name in addition to changing the seconding of the Drive Thru regulations from Greg Genlot to Adam Van Wingerden. Motion made by member Adam Van Wingerden to approve the minutes with noted changes, seconded by William Salka to approve the minutes from August 8, 2013.

All in favor. Motion approved.

VI. ADJOURNMENT

Member Adam Van Wingerden made a motion, seconded by William Salka to adjourn the meeting at 7:24 p.m.

All in favor, motion carried.

Respectfully Submitted,

Stephanie Benson
Recording Secretary