

**TOWN OF SOMERS
ZONING COMMISSION
P.O. BOX 308
SOMERS, CT 06071
REGULAR MEETING MINUTES**

**DECEMBER 19, 2011
TOWN HALL – 7:00 p.m.**

I. CALL TO ORDER

Chairperson, Jill Conklin called the regular meeting to order at 7:00 p.m. Present were regular members Robert Martin, W. Karl Walton, Daniel Fraro, Sam Smith and alternate Paige Rasid. Also present was staff liaison John Collins.

II. PUBLIC HEARING:

None

III. NEW BUSINESS:

- a. Request for Certificate of Zoning Compliance for three existing interior lots of record: Map 12 Lot 5 25.35 acres owned by John Maulucci, Map 12 Lot 5-1 20.76 acres owned by John Maulucci, and Map 12 Lot 2 13.38 acres and owned by Claudia Maulucci.

Chairperson, Jill Conklin mentioned the Request for Certificate of Zoning Compliance item had been withdrawn from the agenda.

- b. Application of Driving Range 349 Main Street LLC:
 - (1) Modification to the existing Special Use Permit to include 6840 sq. ft. arcade/game room, a second seasonal 5000 sq. ft accessory tent pursuant to section 214-98, B11 & B17, and a 440 sq. ft addition to existing snack bar.

Tim Coon of J.R Russo & Associates, LLC presented his map and reported on the Project Site which is the Somers Golf Center located at 349 Main Street. It is approximately 18 acres on the north side of Main Street across from the funeral home (Zone A1).

Currently there is an existing Special Use Permit for the existing driving range located east of the Site. The batting cages are located centrally and the seasonal tent is located behind the batting cages. There is currently 112-space parking lot for the race track used for go-karts, miniature golf course and the snack bar. Tim Coon is proposing a 440 sq. ft. addition to the snack bar and a 6,840 sq. ft. arcade building to be located in between the batting cages and the miniature golf course.

Tim Coon is also proposing a second seasonal accessory tent which will look similar to the original one. In order to accommodate the new Uses, Tim Coon is proposing an additional 69-space parking lot adjacent to the existing parking lots which will give a total of 175 spaces. This will meet the requirement based upon the all the Uses at the Site. It is being requested in accordance to Section 214-98, B11 & B17. Tim Coon distributed Renderings of the batting cage and arcade building to the Zoning Commission for review. They will treat the parking lot for drainage and add fill to the floodplain.

- (2) Modification of existing Special Use Permit to allow the sale of alcoholic beverages pursuant to Section 214-87, D2

Tim Coon further reported on the modification of the existing Special Use Permit to allow the sale of alcoholic beverages. The owner intends to apply to the State Liquor Commission for a Cap A Permit. There will be an expansion of the existing septic system. Robert Martin mentioned he would like to focus on one side.

Jonathan Murray of 349 Main Street, LLC mentioned that people will be trained to serve alcoholic beverages. Alcoholic beverages will remain in the tent area, fenced off and contained in the restaurant area as well. The siding of the building will be brown with a flared roof. Two ice cream windows will be added for a total of four ice cream windows which can be served inside or outside.

John Collins noticed there are issues with the Septic design and asked if it will be resolved and completed by January 17. Jonathan Murray is confident that it will be done.

Karl Walton made motion to accept the proposal for the application of Driving Range at 349 Main Street and modification of the existing Special Use Permit. It will then be referred to the Planning Commission and then scheduled for a Public Hearing on January 17, 2012. Robert Martin seconded it. All were in favor, motion carried.

IV. OLD BUSINESS:

None

V. MINUTES APPROVAL: (11/07/2011)

Paige Rasid mentioned her name was spelled incorrectly. Karl Walton mention to replace Debra Hlobik's name with Regina Robinson's after Respectfully Submitted.

VI. STAFF/COMMISSION REPORTS:

None

VII. CORRESPONDENCE AND BILLS:

None

VIII. ADJOURNMENT

Karl Walton made motion to adjourn the Zoning Commission Regular Meeting at 7:15 p.m. Robert Martin seconded it. All were in favor, motion carried.

Respectfully submitted,

Regina C. Robinson, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING