

**TOWN OF SOMERS
ZONING COMMISSION
P.O. BOX 308
SOMERS, CONNECTICUT 06071**

**ZONING MINUTES
SPECIAL MEETING
April 18, 2012
TOWN HALL - 6:00 p.m.**

I. CALL TO ORDER

Chairman Jill Conklin called the special meeting of the Zoning Commission to order at 6:04pm. Members Jill Conklin, Rob Martin, Karl Walton and Sam Smith were present and constituted a quorum. Town Liaison John Collins and Town Attorney Carl Landolino were also present.

II. NEW BUSINESS

Discussion of Zoning Exemption for Woodcrest II

Atty. Landolino thanked Chairman Conklin for calling this special meeting and he explained why it was needed. He said that Somers Housing Authority (SHA) is in the second phase of the Woodcrest Development. CT Housing Finance Authority (CHFA) will be funding part of this project and has asked for a Zoning Endorsement policy. In order to acquire this policy, the SHA contacted Atty. Landolino's office because the title company lawyers wanted an assurance that Woodcrest is Somers' municipal property. He said that in his opinion Woodcrest is municipal property but he did not want to make this representation to the CHFA on his own, since it would bind the Town.

He presented a letter regarding Phase I of the Woodcrest Development written by former Town Planner, Patrice Carson, dated March 26, 2009. In this letter Ms. Carson stated that Woodcrest is considered a Town project and as such is exempt from all zoning requirements per Town ordinance. The appropriate section of the ordinance was included with the letter. Atty. Landolino explained that the circumstances of the property have not changed and that other funding sources relied upon the representation made by Ms. Carson in her letter. He asked that the Zoning Commission give him authorization to make this same representation.

Mr. Walton made a motion to state that the Zoning Commission concurs that the Woodcrest development is a municipal project and therefore is not required to abide by the Town's zoning ordinances and to authorize Atty. Landolino to draft a letter to that effect; seconded by Mr. Martin. The motion carried by unanimous vote.

VIII. ADJOURNMENT

A motion was made by Mr. Martin; seconded by Mr. Smith and unanimously voted to adjourn the April 18, 2012 Special Meeting of the Zoning Commission at 6:15 pm.

Respectfully submitted,

Jeanne Reed, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.