

TOWN OF SOMERS
ZONING COMMISSION
REGULAR MEETING
MONDAY JULY 15, 2013
7:00 P.M. TOWN HALL

I. CALL TO ORDER

The meeting was called to order at 7:01 p.m. by Chairperson Jill Conklin . Members present were Vice- Chair Karl Walton, member Paige Rasid, and staff liaison John Collins.

II. PUBLIC HEARING:

NONE

III. MINUTES APPROVAL:

Motion made by Vice-Chair Karl Walton, seconded by Paige Rasid, to approve minutes from June 3, 2013 as written.

All in favor. Motion carried.

IV. OLD BUSINESS

Amendments to Zoning Regulations sections **§214-51; Location of signs**, and to **§214-53; Temporary signs** proposed.

Vice-Chair Walton made a motion, seconded by member Rasid to table the proposal.

All in favor. Motion carried.

V. NEW BUSINESS

(a) Robert C. Raina of 240 Four Bridges Road proposes a *Special Use Permit for a Home Occupation/Home Office*; A-1 zone. Mr. Raina developed a recipe for a beverage that has placed highly in several rigorous competitions. Mr. Raina developed a business plan which requires a home office. All production and distribution is to take place outside Somers. Vice-Chair Walton suggested that the committee accept the application and forward to the planning committee. Planning Committee's next meeting scheduled for August 8th, 2013. Subsequent Zoning meeting scheduled for August 12th, 2013.

Member Rasid made a motion, seconded by Vice-Chair Walton, to accept the application.

All in favor. Motion carried.

(b) Cathy Mynahan proposes a *Special Use Permit* for a gymnastics school at 40 Scitico Road, ; I-Zone. Ms. Mynahan proposes a gymnastics school of no more of 15 students. Ms. Mynahan stated an open house is tentatively scheduled for early August. Members reviewed the 12,000 square foot floor plan. Member Paige Rasid made a motion to

accept the application seconded by Vice-Chair Karl Walton. Vice-Chair Walton informed applicant that the application will be forwarding to the Planning Commission and gave the dates of both Planning Commission meeting as well as subsequent Zoning Commission meeting.

All in favor. Motion Carried.

(c) Amendments to *Zoning Regulation* sections **§214-4.**, **§214-38.**, **§214-64.**, and **§214-98c** to allow provisions for drive through establishments proposed. Staff liaison Collins shared language specific to drive through regulation from East Granby, CT. There are no provisions for drive through guidelines in Somers, CT. Vice - Chair Walton made the motion, seconded by member Rasid, to forward proposed amendment language to Planning Committee.

All in favor. Motion carried.

VI. DISCUSSION

Review of wording from original permit for Worthington Pond per request of Vice Chair Karl Walton from June 3rd, 2013 meeting discussed. Original application was made in 2000. Members discussed the recent use of the location and the fact that there was no renewal language in that *special use permit*.

VII. STAFF COMMISSIONER REPORTS

Robert Minch, chair of the Zoning Board of Appeals, inquired as to the length of time an applicant has to act on an approved building permit. Members discussed the limited need for time limits and the potential impact of time constrains, including additional application fees. Mr. Minch stated that he will bring this up at a future board meeting with the Zoning Board of Appeals Committee.

VIII. CORRESPONDENCE AND BILLS

Liaison Collins shared resident's complaints with board members concerning ATVs, dirt bikes, and unsupervised minors on a specific Root Road property. Members discussed notifying the specific property owner via a mailing. Members requested Michael D'Amato, Zoning Officer, construct and send a letter to property owner concerning activities and noise levels to alert owner of said activity and resulting complaints.

VIX. ADJOURNMNET

Member Rasid made a motion, seconded by Vice-Chair Walton, to adjourn the meeting at 8:11 p.m.

All in favor. Motion carried.

Respectfully Submitted,

Stephanie Benson
Recording Secretary