

TOWN OF SOMERS ZONING COMMISSION

Tuesday, September 16th 2013

7:00 p.m.

TOWN HALL

I. CALL TO ORDER

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

II. MEMBERS PRESENT

Included in the attendance were Chairperson Jill Conklin, members Dan Fraro, Robert Martin, Paige Rasid, and staff liaison John Collins.

III. MINUTES APPROVAL

Robert Martin made a motion, seconded by member Paige Rasid to approve the minutes from August 12th, 2013

All in favor. Motion carried

IV. OLD BUSINESS

a. Proposed amendments to Zoning Regulations Sections §214-51., Location of signs and §214-53; Temporary signs

Staff liaison John Collins discussed proposed changes to the language of the zoning regulations specific to signs that are in the town right away. Additionally, staff liaison Collins informed the committee that the Planning Commission recommended an unlimited number of signs. Members discussed a limit of six signs, none to be allowed in the state or town right of way, in addition to those allowed on private property. Staff liaison Collins suggested this be a topic for a public hearing. Member Robert Martin suggested the limit of number of allowable signs be increased from six to ten. Members felt this was reasonable. A motion to accept the language, refer the proposal to CRCOG (Capital Region Council of Government) and schedule a public hearing for October 21, 2013 was made by member Robert Martin, member seconded by Paige Rasid.

All in favor. Motion carried.

b. Proposed amendments to Zoning Regulations Sections §214-4., §214-38. §214-64, and §214-98c to allow drive thru establishments.

Member Robert Martin inquired as to why this proposed provision has occurred at this time, when a motion failed in 2001 due the limit of the commission size when the vote was taken. Staff liaison Collins reviewed the businesses that have constructed drive thru access since then with no specific language, including businesses other than banks. The concern is that if a business proposed a drive thru with no provisions for regulation, the site plan

provisions would have to stand. Member Robert Martin made a motion to table this motion, seconded by Dan Fraro so that additional opinion from the town attorney can be reviewed. *All in favor. Motion carried.*

V. NEW BUSINESS

NONE

VI. DISCUSSION- *Enforcement of temporary signs*

Mr. Collins discussed previous collaborations with the department of public works when dealing with the signs in the right away. Offending sign originators would receive a *cease and desist order*.

VII. STAFF/ COMMISSIONER REPORTS

None

VIII. CORRESPONDENCE AND BILLS

Report from Zoning Enforcement Officer:

- Removal of chickens from a property at 76 Billings Rd.
- Recreational Vehicle for sale in right of way on Four Bridges Road

IX. ADJOURNMENT

Dan Fraro made a motion, seconded by Rob Martin to adjourn the meeting at 8:00: p.m. *All in favor, motion carried.*

Respectfully Submitted,

Stephanie Benson

Recording Secretary