

***Town of Somers
Zoning Commission
Regular Meeting November 4th, 2013
7:00 Town Hall***

I CALL TO ORDER

The meeting was called to order by Jill Conklin at 7:02 p.m. Members in attendance were Dan Fraro, Karl Walton, Paige Rasid and Robert Martin in for Sam Smith. Also in attendance was Staff liaison John Collins.

II. PUBLIC HEARING

None

III. MINUTES APPROVAL

Robert Martin made a motion to accept the October 21st, 2013 minutes with the following amendment under “Old Business”, 5th sentence, changing non-profit “businesses” to non-profit “organizations” as well as deleting specific tax code named.

All in favor, Motion carried.

IV. OLD BUSINESS

a) Proposed amendments to Zoning Regulations Sections §214-4., §214-38., §214-64., and §214-98C regarding drive through establishments.

Town attorney Karl Landolina spoke to the committee about the history concerning permitting drive through establishments. According to Mr. Landolina, drive through windows specific to non-bank businesses should have regulation language and standards. An example he gave dealt with demand differences with non-banks verses banks. Otherwise, without such regulations, there is nothing in place to offer guidelines. He offered East Granby’s regulations specific to a drive through establishment of a non-bank nature. Member Paige Rasid asked for clarity on queuing regulation in terms of future permits. Member Rasid also inquired about a “*Design Review Committee*” to which Attorney Landolina mentioned the terms “village district” or “historic district”, neither of which pertain to the town of Somers. He suggested using the term “village zone”. Some discussion pertaining to regulations or guidelines for site plans ensued. Member Karl Walton made a motion, seconded by Dan Fraro, to table this until the next meeting.

All in favor, Motion carried.

b) Discussion/possible action re: amendments to Zoning Regulations Sections § 214-51, location of signs and to §214-53 temporary signs.

Committee members discussed changing sign size specific to §214-53; temporary signs, in section B subsection 1. Member Karl Walton suggested language stating sign size “*not to exceed 32 square feet in total area*”. Member Paige Rasid suggested eliminating subsection 2. Also

suggested was changing the language in subsection 3 in reference to sign area to “*not to exceed 6 square feet total*”. Member Karl Walton suggested changing the description of B, currently read as “special event signs for public, charitable, educational or religious events” to “special event signs for non-commercial, civic events”. Member Karl Walton suggested seeing a mark-up of the suggestions for the next meeting.

VI DISCUSSION

Committee members suggested that Alternate member Robert Martin approach the Selectmen’s office pertaining to re-establishment of the Design Committee.

VII. STAFF/COMMISSIONER REPORTS

NONE

VIII. CORRESPONDENCE AND BILLS

NONE

VIX. ADJOURNMENT

Member Paige Rasid made a motion to adjourn the meeting at 8:30 p.m. seconded by Jill Conklin.

All in favor, Motion carried.

Respectfully Submitted,

Stephanie Benson
Recording Secretary