

Town of Somers
Zoning Commission
Regular Meeting December 2nd, 2013
7:00 Town Hall

I CALL TO ORDER

The meeting was called to order by member Karl Walton at 7:05 p.m. Members in attendance were Chairperson Jill Conklin, members Sam Smith, Dan Fraro, Karl Walton, Paige Rasid, and alternate Robert Martin. Also in attendance was Staff liaison John Collins.

II. PUBLIC HEARING

None

III. MINUTES APPROVAL November 4th, 2013

Karl Walton made a note that the correct spelling for the first name of Attorney Landolina is *Carl* verses *Karl*. Paige Rasid made a motion, seconded by Dan Fraro, to accept the minutes as amended.

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.*

Karl Walton discussed the benefit of approving the proposed amendments.

Members agreed that having regulations offers guidelines that would otherwise be absent. Member Robert Martin discussed his speaking to selectmen about a *design review board* that would attempt to retain the character of the town center. John Collins quoted from *section 214-1*; offering language that safe guards from businesses that impact negatively on home values. Member Walton mentioned in *section §214-38, sub-section e*, the need to increase queuing distance to 200 feet, likewise for *sub-section k*. Member Paige Rasid mentioned, in the same section; *sub-section c*, changing the 250 feet requirement from *a residence* to 450 feet *from the property line* of said residence.

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

John Collins distributed the written draft of the amendments. Member Robert Martin made a motion, seconded by Dan Fraro, to accept the amendments as written.

All in favor, Motion Carried.

V. NEW BUSINESS

None

VI DISCUSSION

None

VII. STAFF/COMMISSIONER REPORTS

NONE

VIII. CORRESPONDENCE AND BILLS

NONE

VIX. ADJOURNMENT

Member Paige Rasid made a motion to adjourn the meeting at 8:15 p.m. seconded by Sam Smith.

All in favor, Motion carried.

Respectfully Submitted,

Stephanie Benson

Recording Secretary