

TOWN OF SOMERS: ZONING COMMISSION
REGULAR MEETING
Monday, October 20, 2014
7:00 PM TOWN HALL
MEETING MINUTES

I. CALL TO ORDER

The meeting was called to order at 7: 07 p.m. by Chairman Jill Conklin.

In attendance were Secretary Dan Fraro, Paige Rasid, and Lucas Cherry. Also in attendance was Somers' staff liaison, John Collins

Absent: Sam Smith, Karl Walton

II. NEW

Chairman Jill Conklin - *Read Public Notice*: "Somers Zoning Commission will hold a Public Hearing on Monday 10/20/2014 at 7:00 p.m. in Somers Town Hall at 600 Main St., Somers, CT to receive public comment on the following; a proposed text amendment to the Somers Zoning Regulation as follows; Sec. 214-4, the definition, buildable area, delete currant definition and insert the following; buildable area, the area of a lot ... excluding inlands, wetlands, water courses, 100 year flood plains or slopes in excess of twenty five percent. Said proposal is on file in the Land Use Office of the Town of Somers, Somers Town Hall. At this hearing interested persons may be heard and written communication received Dated: at Somers, CT the 6th day of October/2014; this was published on October 8th and October 14th/2014".

DISCUSSION: Chairman Jill Conklin opened public hearing: Town Attorney Carl Landolina stated: For the record... referred to Mr. Collins indicating his previously proposed [to the board] text amendment that was referred to CRCOG. A referral came back saying there was no apparent conflict with any of the policies of the Capital Regional Plan of Conservation Development.

Notices went out to the town clerks in the area towns of Enfield, Ellington, Stafford, East Long Meadow, and Hamden. These abutting towns have accepted the notice, green cards on file for record.

Section 214-4: Mr. Landolina, spoke on previous definition of buildable area. Shows [blueprint] of areas that you see except that it excluded from the calculation of buildable area setbacks; front, rear, and side yard set- backs, what that means is essentially that in order to get a one acre lot which is the traditional lot size of buildable area here in town you need at least a lot of 1.6 acres and apparently in the past this regulation has been in effect but, the planning commission has not interpreted it in that manner.

Mr. Landolina described the many subdivisions that have been approved in the last dozen years or so with lots that would apparently be in conflict with the definition of buildable area in that they are undersized; they would in essence be non-conforming lots. He didn't think that the intent of the regulation was to exclude from the calculation of necessary minimum area of those areas inside the setbacks. This is not going to change where someone can put their house, they would still be subject to the setbacks, and the front, rear, or side yards, these areas cannot be built upon without a variance. This would include those areas within the calculation of minimum lot size. If you have a lot that doesn't have

any wetlands or water courses and, you're not having flood plain issues and there aren't any steep slopes then you can have a one acre lot.

For every square foot of water courses, wetlands, flood plain, or steep slopes that are on a lot would indicate a need to compensate with a flat sort of dry piece of property; so the genesis of this, is the intent that one acre would be the minimum zoning not 1.6 so with the change in the definition; all the lots that were approved were apparently non-conforming; will, in fact" be conforming, and then going forward anyone proposing to develop lots would be subject to this definition as opposed to the older one. Mr. Landolina called out to see if anyone had any questions. There were no questions asked at this time.

Jill Conklin asked the audience if anyone would like to speak in favor in opposition or if anyone would like to come forward to speak in favor of this to come forward and state their name and address, no one came forward. With that said and no further questions were asked; Mr. Landolina asked for a motion to close public hearing.

Ms. Jill Conklin made the motion to close public hearing, Ms. Paige Rasid 2nd the motion. All members present were in favor said I and Public Hearing closed at7:12

Atty Landolina suggested a motion to take item 4 out of order to open discussion for decision since it would have to be taped as well.

Jill Conklin agreed and asked for someone to make a motion to move item 4 to item 3, Ms. Paige Rasid made the motion and Mr. Fraro 2nd all were in favor.

OLD BUSINESS: Discussed the application for the Town of Somers Zoning Commission to amend the Somers zoning regulation section 214-4 the definition of a buildable area.

Call for discussion was made. Ms. Paige Rasid called for the motion to approve the Application for the Amendment to the Somers Zoning Regulation Application to Amendment 214-4 definition of buildable area; Mr. Landolina intercepted the motion; asked Page to amend her motion to include an effective date. Mr. Dan Fraro seconded motion and the motion carried with an effective date of October 30th 2014. Mr. Collins will publish the decision.

Adjournment: Approximately 7:26 P.M....Mr. Dan Fraro 1st to motion, Mr. Lucas Cherry 2nd all I favor of motion and motion carried.

Respectfully Submitted;
Janice Bergeron
Recording Secretary

****MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING****