

**TOWN OF SOMERS
ZONING COMMISSION
REGULAR MEETING
Tuesday, September 8, 2015
7:00 p. m. Town Hall**

MINUTES

I. CALL TO ORDER:

Chairperson Jill Conklin called the meeting to order at 7:03 p.m. Members present were: Jill Conklin; Karl Walton; Dan Fraro; Paige Rasid; Lucas Cherry and Staff Liaison to the Zoning Commission, John Collins.

II. Public Hearing(s)

Chairperson Jill Conklin called the first public hearing to order at 7:03 p.m. and read the public hearing notice.

a. Application of Elizabeth Kaflik, 50 Old Farm Rd., Somers, CT : Home Occupation for an Optimal Living Center at 50 Old Farm Rd., Somers, CT

Jill Conklin asked if there was anyone present that would like to speak for or against this application. There was none.

Karl Walton made a motion to close the first part of the public hearing, seconded by Lucas Cherry and unanimously approved by the Commission.

Chairperson Jill Conklin called the second public hearing to order at 7:09 p.m.

b. Application of Cellco Partnership d/b/a Verizon Wireless: text amendment to the Somers Zoning Regulations Section 214-123: General Requirements, Subsection A & B: required setbacks.

Jill Conklin asked if there was anyone present that would like to speak for or against this application. There was none.

Karl Walton made a motion to close the second part of the public hearing; seconded by Paige Rasid and unanimously approved by the Commission.

The second part of the public hearing was adjourned at 7:12 p.m.

III. Minutes Approval: 7/27/2015

Karl Walton made a motion to approve the 7/27/15 minutes, as written. This motion was seconded by Paige Rasid and unanimously approved by the Commission.

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IV. New Business:

None

V. Old Business:

Discussion/possible decision for the following application(s)

Application of Elizabeth Kaflik, 50 Old Farm Rd., Somers.CT; Home Occupation for an Optimal Living Center at 50 old Farm Rd., Somers,CT.

Karl Walton presented a copy of a Planning Commission meeting dated 8/13/15, approving this application.

Paige Rasid made a motion to approve this application; seconded by Dan Fraro. This is a one person occupation with hours of operation 4pm – 7pm with 2 people per day as customers, allowing one sign 2' x 2' close to street, no vehicles involved. This motion was unanimously approved by the Commission.

Elizabeth Kaflik was present and asked if she could begin her business immediately. She was advised by Karl Walton that there is a 15-day required waiting period but she could order her sign.

Application of Cellco Partnership d/b/a Verizon Wireless: Amendment to Zoning Regulations 214-123: General Requirements Subsection A and B: required setbacks

Michelle Rosca and Mark Brower were present from the legal firm of Robinson & Cole representing the applicant. They assured the Commission that no evidence of a cell tower would be visible from the outside and that everything required for this application would be contained within the church, specifically within the church steeple.

Karl Walton made a motion to approve this application; seconded by Paige Rasid. The requirements of Zoning Regulation 214-23 , A & B do not apply to a wireless communication site that is completely located inside a structure. This motion was unanimously approved by the Commission.

VI. Staff/Commission Reports – Misc. items for discussion:

1. John Collins asked the Commission if a boxing event could be scheduled on the property of New England Tractor Training Company. It was the consensus of the

Commission that this type of event would not be allowed. The Commission suggested that this type of event could be allowed on Four Town property or at Jeff Lipton's property.

2. John asked if a home occupation for an electrical contractor would be allowed. We have denied similar applications in the past. He would have one commercial vehicle and would not be adding an office in his home. Jill Conklin asked that John locate the application that the Commission denied as she does not recall such an application.

3. John said he had received a request for a dog grooming home application with no overnight stays. Jill said that a commercial kennel is not allowed in a residential zone. After a discussion, it was decided that this regulation should be re-visited to see if maybe it could be changed to allow a day-time business such as a dog grooming.

VII. Correspondence and Bills:

There were none.

VIII, Adjournment:

A motion to adjourn was made by Karl Walton, seconded by Dan Fraro and unanimously approved by the Commission. The meeting adjourned at 7:31 p.m.

Respectfully submitted,

Dan Fraro, Secretary

Connie Careno, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.