

**TOWN OF SOMERS PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**THURSDAY, AUGUST 8, 2019, 7:00 P.M.**  
**TOWN HALL AUDITORIUM**

**I. CALL TO ORDER:**

The meeting was called to order by Chairman Greg Genlot at 7:00 P.M. In attendance were Clifford Bordeaux and William Salka. Also in attendance was Jeff Bord, Director of Land Use/Town Engineer.

**II. AUDIENCE PARTICPATION:**

None

**III. NEW BUSINESS:**

1. Zoning Referral for Application #19-009, Old Mill English Tea Room, LLC, 63 Maple Street, Somers. Application for a Text Amendment to the Somers Zoning Regulations, Sections: 214-4 Definitions: adding “tea room”; 214-39 and 214-39(D) Professional Offices, Home Occupation and Bed and breakfast establishments: to add “tea room”; and 214-98(c) Schedule of permitted accessory uses: adding “17a. Tea Room” as permitted accessory use in the A-1 Zone with a special use permit.

Attorney John Parks representing Old Mill English Tea Room, LLC described the application to revise the Zoning Regulations to allow for a Tea House with a special use permit.

Clifford Bordeaux made a motion to send Zoning Application #19-009, Old Mill English Tea Room, LLC, 63 Maple Street, Somers. Application for a Text Amendment to the Somers Zoning Regulations, Sections: 214-4 Definitions: adding “tea room”; 214-39 and 214-39(D) Professional Offices, Home Occupation and Bed and breakfast establishments: to add “tea room”; and 214-98(c) Schedule of permitted accessory uses: adding “17a. Tea Room” as permitted accessory use in the A-1 Zone with a special use permit along with the addition of 214-4B to delete “tea room” back to the Zoning Commission with a favorable recommendation. The motion was seconded by William Salka. A vote was taken and all were in favor, the motion passed.

2. Zoning Referral for Application #19-010, Old Mill English Tea Room, LLC, 63 Maple Street, Somers. Application for a Special Use permit for a Tea Room as an accessory use pursuant to Section 214-98(c) 17a. of the Somers Zoning Regulations.

William Salka made a motion to send Zoning Application #19-010, Old Mill English Tea Room, LLC, 63 Maple Street, Somers, for a Special Use permit for a Tea Room as an accessory use pursuant to Section 214-98(c) 17a. of the Somers Zoning Regulations back to the Zoning Commission with a favorable recommendation. The motion was seconded by Clifford Bordeaux. A vote was taken and all were in favor, the motion passed.

#### **IV. STAFF REPORTS/DISCUSSION:**

Mr. Bord notified the Commission that the Henny Penny development at the Springfield Road and Main Street Intersection is going to start. The existing building demolition will be the first work to be done.

#### **V. APPROVAL OF MINUTES:**

Clifford Bordeaux made a motion to approve the minutes of the June 13, 2019 meeting, William Salka seconded the motion. A vote was taken and all were in favor, the motion passed.

#### **VII. ADJOURNMENT**

Clifford Bordeaux made a motion to adjourn the meeting, William Salka seconded the motion. A vote was taken and all were in favor. The meeting was adjourned at 7:14 P.M.

Respectfully Submitted;

William Salka, Secretary

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