

**TOWN OF SOMERS
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
NOVEMBER 13, 2018
7:30 PM SOMERS TOWN HALL**

I. CALL TO ORDER

The meeting was called to order by Chairman Hills at 7:30 P.M.

II. ROLL CALL

Members Present: Dean Hills, Doug Stebbins, Joseph Marinaccio, Dan Thayer, Ralph Williams
Members Absent: B.J. Ferro, Susan Peck, Andrew Rockett

Audience: Michael Ulitsch, Laura King, John Lynch, Jennifer Roy-CZEO

III. PUBLIC HEARING

The legal notice was read into the record by Chairman Hills:

#18-003: Protek Autoworks dba PT Custom Carts, 74 South Road, seeking Site Suitability for used car sales for up to 12 automobiles in the Business Zone.

Proof of notification of abutters was given. Correspondence from Pat & Cindy Pio, 80 South Road, Somers, was presented to the board by Jennifer Roy-CZEO. The Pios stated they were in favor of granting the Site Suitability to the applicant.

Michael Ulitsch and Laura King gave their presentation to the board, saying they were seeking Site Suitability in order to take advantage of the higher traffic rate at their facility on South Road compared to their facility on Field Road.

It was determined that the applicant would also like to sell used motorcycles and motorized carts at the South Road facility. The application was amended and read into the record as follows:

#18-003: Protek Autoworks dba PT Custom Carts, 74 South Road, seeking Site Suitability for used car sales for up to 12 *motor vehicles* in the Business Zone.

John Lynch of 6 Lake Drive, Somers, CT addressed the board with concerns about noise levels from some of the vehicles that the applicant sells. His concerns were duly noted by the board.

IV. PUBLIC HEARING DISCUSSION/DECISION

It was moved (Thayer) and seconded (Stebbins) to approve application #18-003: Protek Autoworks dba PT Custom Carts, 74 South Road, seeking Site Suitability for used car sales for up to 12 motor vehicles in the Business Zone.

There was no discussion. Motion passed unanimously.

V. UNFINISHED BUSINESS

None

VI. CORRESPONDENCE & BILLS

None

VII. MINUTES APPROVAL

It was moved (Thayer) and seconded (Stebbins) to approve the minutes of the May 8, 2018 regular meeting.

Motion approved (Hills, Marinaccio, Stebbins, & Thayer approved, Williams abstained).

VIII. ADJOURNMENT

It was moved (Thayer) and seconded (Marinaccio) to adjourn the November 13, 2018 regular ZBA meeting.

Motion approved unanimously. The meeting was adjourned at 7:45 P.M.

Respectfully Submitted,

Dean Hills
Chairman-Somers ZBA