

TOWN OF SOMERS  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
Tuesday November 14, 2023  
7:00 p.m.



CALL TO ORDER

Meeting called to order at 7:00 p.m. by Chair Dean Hills

ROLL CALL

Dean Hills, Chair; Susan Peck; Andy Rockett; Doug Stebbins; Dan Thayer; Ralph Williams. Chair appoints Ralph Williams as voting alternate for ZBA23 – 007, Susan Peck for ZBA23 - 006.

PUBLIC HEARING

Chair Hills reports the attorney for the applicant in ZBA23 - 004, Kenneth Prior, 364 Mountain Road, Somers, Appeal of ZEO's decision regarding "DIY" workshops being held at Worthington Winery, while the tasting room is open for business, has requested a continuance to the December meeting.

Motion to Amend the Agenda to conduct public hearing on ZBA23 – 007, Shady Lake LLC, 32 Lake Drive, Somers, CT seeking a variance from section 214-6.5D5 of the Somers Zoning Regulations, required 80 foot setback to construct a deck 70 feet from the property line in the Shady Lake Age Restricted Housing Development: Ralph Williams; Second, Doug Stebbins; passes unanimously.

Roger Frangiamore appears for the applicant and discusses the hardship – the sloping land at the rear of the property – and the nature of the requested deck. Various questions from members of the ZBA. Zoning Enforcement Officer certifies notice to abutters.

PUBLIC HEARING/DISCUSSION/DECISION

ZBA23 – 007: Motion to approve ZBA23 – 007, Shady Lake LLC, 32 Lake Drive, Somers, CT seeking a variance from section 214-6.5D5 of the Somers Zoning Regulations, required 80 foot setback to construct a deck 70 feet from the property line in the Shady Lake Age Restricted Housing Development: Dan Thayer; Second: Doug Stebbins; passes unanimously.

ZBA 23-006: Motion to approve application ZBA23-006 by 120 Watchaug Road, LLC for a modification of – 120 Watchaug Road LLC, for a modification of its variance and to allow the construction of a larger hanger on property located at 118-120 Watchaug Road, subject to the following conditions:

1. The size of the hanger shall be limited to 8,000 square feet;
2. Aircraft allowed on the property shall be limited to one single engine conventional or turboprop propeller aircraft and one twin engine conventional or turboprop propeller aircraft with neither aircraft to exceed a nose-to-tail length of 45 feet and a wingspan not to exceed 60 feet;
3. Improvements to the property shall be made in accordance with the following plans:
  - a. Plot Plan, Property of 120 Watchaug Road, LLC, 118-120 Watchaug Road, Somers, Connecticut, Map 10 Lots 21-A-1 & 21-A-2, by J.R. Russo & Associates, LLC dated 4-24-23, Scale 1" = 40', Job No. 2022-105, Sheet 1 of 1;
  - b. Floor Plan A1, Utility Building, 102 [sic] Watchaug Road, Somers, CT 06071, by Jager Associates, LLC, Proj. No. 2023.25, Issue Date 7/27/2023.
4. The aircraft allowed on the property shall not be used for charter operations, flight school, training, or aerial spraying;
5. Flights shall be limited to no more than 10 per week, provided that a single flight may comprise one take-off and one landing;
6. Flights shall be limited to the period from 6:00 a.m. to 9:00 p.m., except that a maximum of two flights per month shall be allowed outside those hours;
7. There shall be no lighting on the property, except for security lighting for the hanger and low-level, solar-powered runway marker lights, which will be actuated no more than 15 minutes before landing and extinguished no more than 15 minutes after landing;
8. The property shall not be operated as an aviation business but may be used only in support of a non-aviation business on-site or off-site, for which business flights operations will be solely accessory;
9. Aircraft fuel, excepting that actually in the aircrafts, shall not be stored on the premises, and no aircraft shall be refueled on the premises;

with a finding the hardship arises from the ambiguity of the existing variance, Andy Rockett; Second: Dan Thayer; passes unanimously.

120 Watchaug Road, Somers – Application for a variance of an original 1972 variance, granted for an approx.. 3500 square foot utility building/hanger; variance revision requested to construct a 76' x 105' / approx.. 7980 square foot utility building.

#### APPROVAL OF MINUTES

Motion to approve the Minutes of October 10, 2023, Dan Thayer; Second, Doug

Stebbins; passes unanimously.

#### APPROVAL OF 2024 MEETING SCHEDULE

Motion to approve the attached Meeting Dates for 2024, with a start-time changed from 7:00 p.m. to 6:30 p.m., Dan Thayer; Second, Doug Stebbins; passes unanimously.

#### ADJOURNMENT

Motion to Adjourn, Dan Thayer; Second, Doug Stebbins; passes unanimously. Meeting adjourned at 7:35 p.m.

Very Respectfully Submitted,

Andy Rockett, Secretary.