

TOWN OF SOMERS
ZONING BOARD OF APPEALS
SPECIAL MEETING MINUTES
Thursday November 16, 2023
6:00 p.m.



CALL TO ORDER

Special Meeting called to order at 6:00 p.m. by Chair Dean Hills

ROLL CALL

Present: Dean Hills, Chair; Susan Peck; Andy Rockett (present via Zoom); Doug Stebbins; Dan Thayer; Ralph Williams. Chair appoints Susan Peck as voting alternate for ZBA 23-006.

DISCUSSION/POSSIBLE DECISION

General discussion by ZBA of the need to correct it's November 14, 2023 approval of Application #ZBA 23-006 to correct the length limitations of the aircraft. All plans previously submitted to the ZBA described one aircraft as being 48 feet in length, and it was upon this information that the board made it's decision.

Motion to Reopen variance granted November 14, 2023, ZBA 23-006, Dan Thayer; Second, Doug Stebbins; Passes unanimously.

Motion to modify condition 2 of the variance to change the aircraft length limitation from 45 feet to 48 feet, Dan Thayer; Second, Doug Stebbins.

Discussion among ZBA members regarding that length, and the desire to avoid a technical out-of-compliance condition if the aircraft were a few inches more than 48 feet, resulting in the following modification of the motion as follows:

Motion to modify the previous motion to change the aircraft length limitation from 45 feet to 50 feet, Dan Thayer; Second, Doug Stebbins; passes unanimously.

ZBA 23-006: Motion to modify variance granted November 14, 2023 ZBA 23-006 by 120 Watchaug Road, LLC for a modification of its existing 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 50 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.

ADJOURNMENT

Motion to Adjourn, Dan Thayer; Second, Susan Peck; passes unanimously. Meeting adjourned at 6:10 p.m.

Very Respectfully Submitted,

Andy Rockett, Secretary.