

**TOWN OF SOMERS
ZONING COMMISSION
P.O. BOX 308
SOMERS, CONNECTICUT 06071**

**ZONING MINUTES
REGULAR MEETING
November 6, 2006
7:00 p.m. Town Hall**

I. CALL TO ORDER

Chairman Rob Martin called the regular meeting to order at 7:00 p.m. Members Anita Calder, Jill Conklin, Rob Martin, Wes Smith, Lise Wood, and Alternate Terry Kuzman were present and constituted a quorum. Town Planner Patrice Carson was also present.

II. INTERVIEW DESIGN REVIEW BOARD CANDIDATES

Mrs. Carson reported that the Board of Selectmen has appointed each of the Design Review Board candidates reviewed by the Zoning Commission. Mr. Kenny Coehlo has also expressed interest in serving on the Board.

III. MINUTES APPROVAL

A change was made to the October 2, 2006 Zoning Commission Minutes under Section V, New Business, fifth paragraph where it states, "office and a warming house", the words "and a" were deleted and replaced with "in the".

A motion was made by Jill Conklin, seconded by Anita Calder and unanimously voted to approve the minutes of the October 2, 2006 Zoning Commission meeting as amended.

IV. OLD BUSINESS

a. Other – There was no other Old Business.

V. NEW BUSINESS

a. Application for Modification of Special Use Permit Application for Gravel Bank, 164 Hampden Road, Grower Direct Farms

Lise Wood recused herself and Terry Kuzman was seated for her for this agenda item.

Len Van Wingerden explained that when he applied in June for a renewal of the Grower Direct Farm Special Use Permit for a gravel bank operation, the hours of operation were changed from 8:30 a.m. to

5:30 p.m. This change has created an economic disadvantage for both his operation and for Herb Holden Trucking Company.

To provide some history, he explained that in response to a request from Wood's gravel operation, which also does business with Herb Holden Trucking Company, he granted permission for trucks to traverse his property en route to the Wood gravel pit. Wood Gravel Operation currently runs under the normal gravel bank hours of 7:30 a.m. to 5:30 p.m., which results in trucks continuing to pass through Mr. Van Wingerden's property before 8:30 a.m. en route to Bruce Wood's property. They are unable to stop and pick up gravel from Grower Direct, however, because of his permit requirements.

Grower Direct Farms, therefore, has now applied for a modification of their permit and the first step in proceeding in the process is to schedule a public hearing. Mrs. Carson suggested that if the application is accepted, the public hearing can be scheduled for November 20, 2006.

Mr. Kuzman explained that the original reasoning behind the updated hours of operation was in response to residents concerned over the number, volume and speed of trucks coming from Grower Direct Farms.

Mr. Van Wingerden commented that the majority of Herb Holden truck drivers are very good, and often it is the Town trucks that drive quickly. In addition, Bruce Wood uses his road as access to Hampden Road, which is a state spec road, because this is a safer alternative than using Wood Road.

A motion was made by Jill Conklin, seconded by Anita Calder and unanimously voted to accept Grower Direct Farms application for modification of their special use permit for a gravel bank at 164 Hampden Road, refer the application to the Planning Commission, and to schedule a public hearing for November 20, 2006 at 7:00 p.m.

Lise Wood returned to her seat and Terry Kuzman was unseated.

b. Discussion: Possible Moratorium on All Applications for Non-Residential Uses Located in the Commercial Zone Along Main Street (CT Route 190) From the Maple Street & Shaker Road Intersection to the School Street & Hall Hill Road (CT Route 186) Intersection

Mrs. Carson explained that a committee has been formed to study the Somersville area along the Route 190 corridor. They are discussing the use of grant money for hiring a consultant to help design the commercial area between Hall Hill Road and School Street through to Maple Street and Shaker Road. Concerns have arisen involving commercial zone regulations and staff would like to stop development in the area until they have a specific design concept to work with so that the area may be protected from development contrary to what residents have in mind. The moratorium will provide time for necessary preparation so that the town can differentiate future potential uses and design and zoning requirements.

She explained that an 8 to 9month time frame is suggested, which may be modified to a shorter term, depending upon how things work out. Once a consultant is hired, time considerations can be addressed more specifically. Any pending applications would be allowed to continue the development process.

A motion was made by Lise Wood, seconded by Jill Conklin and unanimously voted to refer the application to the Planning Commission and set a public hearing for November 20, 2006 at 7:00 p.m. for the Zoning Commission's application to amend its Zoning Regulations to impose a temporary moratorium on all applications for non-residential uses located in the Commercial /Business Zone on Main Street (CT Route 190) from the Maple Street and Shaker Road intersection to the School Street and Hall Hill Road (CT Route 186) intersection.

c. Other

A motion was made by Lise Wood, seconded by Wes Smith and unanimously voted to amend the agenda to add the following three items:

1. Special Use Permit Application for Home Occupation (Real Estate Office), 3 School Street, Conklin

Jill Conklin recused herself at this time and Terry Kuzman was seated in her place for this agenda item.

Jill Conklin presented the application and explained that she intends to remodel her home and use a portion of it for her real estate office. She explained that the much of her business will be conducted at her Enfield office and, therefore, she expects only a minimal traffic increase. She reviewed her map with the Commission to show that the front living room of the home will serve as a temporary office until she can get the remainder of the building ready.

She proposes a 12-foot wide circular driveway. The state has not yet let her know whether access to the property will be by way of School Street or Route 190 (Main Street), but it is anticipated that it will be via School Street. If so, she expects to have parking designated along a portion of her Main Street property line.

Mrs. Carson noted that she does not recommend accessing the driveway from Route 190 (Main Street).

A motion was made by Terry Kuzman, seconded by Lise Wood and unanimously voted to accept Jill Conklin's Special Use Permit Application for a home occupation (real estate office) at 3 School Street, refer it to the Planning Commission and set a public hearing date for November 20, 2006 at 7:00 p.m.

Jill Conklin returned to her seat and Terri Kuzman was unseated.

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2. Discussion/Adoption of 2007 Regular Meeting Dates

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A motion was made by Anita Calder, seconded by Lise Wood and unanimously voted to adopt the regular Zoning Commission meeting dates for 2007 as presented.

3. Discussion/Adoption of 2005-2006 Annual Report

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A motion was made by Lise Wood, seconded by Jill Conklin and unanimously voted to approve the 2005-

2006 Annual Report as written.

VI. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT

No new meeting date has been scheduled, but Mrs. Carson reported that she met with David Pinney, ZEO Joy O'Connor and a CRCOG representative. CRCOG has applied for a grant to evaluate zoning for agricultural/farm properties. They are trying to write a model regulation that towns could use.

Mrs. Carson is working on the cistern regulations.

VII. STAFF/COMMISSIONER REPORTS

No reports were presented. Mrs. Carson noted that Joy O'Connor has expressed discomfort about attaching the Zoning Enforcement Officer's report to the Zoning Commission minutes because the report includes specific resident names and addresses. She would be willing to provide reports to residents as requested and would email them to Commissioners and alternates. It was the consensus to make this change in procedure.

Anita Calder excused herself from the meeting at 8:00 p.m.

VIII. CORRESPONDENCE AND BILLS

Approval has been received from the State of Connecticut DOT for the Geissler's.

A letter was received dated November 2, 2006 from Roger Stedding requesting information about the interpretation of Zoning Regulation 214.88, specifically where it pertains to expansion of greenhouses. Mrs. Carson read the letter to the Commission.

The Commission directed Mrs. Carson to provide a copy of Mr. Stedding's letter to the Zoning Enforcement Officer and to request her to provide the Commission with a written response for their next meeting.

No bills were presented.

IX. ADJOURNMENT

A motion was made by Lise Wood, seconded by Jill Conklin and unanimously voted to adjourn the November 6, 2006 Zoning Commission meeting at 8:10 p.m.

Respectfully submitted,

A.P. Calder, Secretary

Robin Timmons, Recording

Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.