

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

**ZONING MINUTES
REGULAR MEETING
March 5, 2007
Town Hall - 7:00 p.m.**

I. CALL TO ORDER

Chairman Robert Martin called the regular meeting to order at 7:06 p.m. Members Jill Conklin, Ray Hafford, Robert Martin and Alternate Member Daniel Fraro (seated for Wes Smith) were present and constituted a quorum. Town Planner Patrice Carson was also present.

The Commissioners welcomed Ray Hafford as a new member of the Commission.

Mrs. Carson reported that Anita Calder has requested a short leave of absence from the Commission so that she may recover from an injury.

II. INTERVIEW DESIGN REVIEW BOARD CANDIDATES

No new candidates were present. Mrs. Carson reported that Gail Panciera is expected to attend the next meeting for an interview.

III. MINUTES APPROVAL

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to approve the minutes for the November 20, 2006 meeting as written.

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to approve the minutes for the December 27, 2006 meeting as written.

Mr. Martin noted that on Page 4 of the January 22, 2007 minutes there was a misquote from the deposition. Mrs. Carson will look into this and report back at the next meeting. Also, on Page 5, "Zoning Commission" was changed to "Zoning Commissioners". A vote on these minutes was deferred until the next meeting.

IV. OLD BUSINESS

a. Other – There were no other Old Business items.

V. NEW BUSINESS

a. Application for Renewal of Special Use Permit for Flea Markets & Auctions, 430 South Road, Pleasant View Farms Realty – Set Public Hearing

The applicant has applied for renewal of his special use permit. The permit would run from March 31, 2007 to March 30, 2008.

Mrs. Carson reported that nothing has changed on the application and no complaints were received on the permit this year. The applicant is available to attend a public hearing if one is scheduled for the Commission's next regular meeting.

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to accept the application, refer it to Planning, and set a public hearing date of March 19, 2007 beginning at 7:00 p.m. in the Town Hall.

b. Special Use Permit Application for Horses for Commercial Purposes, Section 214-89. A., 30 Hurlburt Road, Belskie – Set Public Hearing

The Commission reviewed plans for the site which is approximately a 111-acre parcel of property, owned by Linde Farms on Maple Street. Horses will be raised for commercial purposes on this land which is located on the eastern side of Hurlburt Road. The applicant would like to build a barn with a caretaker's unit on the site. Mrs. Carson explained that the majority of the site will be used for pasture land.

A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to accept the application, refer it to Planning, and set a public hearing date of March 19, 2007 beginning at 7:00 p.m. in the Town Hall.

c. Other

Rob Martin informed the Commission that he received a postcard anonymously mailed to him regarding land use activities in the Town of Somers. The card has an overseas email address as a return address.

Mr. Martin reminded Commission Members to mark their schedules with the regular meeting dates and to be sure to check with the Town Planner if they do not receive agendas or

cancellation notices.

VI. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT

Mrs. Carson reported that the Town is waiting for information from CRCOG regarding agricultural zoning.

She also noted that Len Slaga, a member of the committee working to expand Woodcrest elderly housing project on Battle Street, has requested a joint meeting with the Planning Commission and the Zoning Commission. He would like to explain what his committee is seeking to do and hear input from the commissioners. Mr. Slaga hopes to meet at the end of March or in early April. Mrs. Carson stated that she will work to schedule a POCD meeting so that the information may be presented and discussed.

Dan Fraro shared information he received from the Connecticut Farm Bureau. He read that increasing legislation is resulting in the loss of farm income and many farms are ceasing to operate. Agriculture must become more visible and residents need to be aware of how important farming is to the state's overall economy and wellbeing. He added that within the Town of Somers much undeveloped land is farmland at this time and we need to support the farms however we can.

Jill Conklin reminded everyone that the Somersville Planning Committee is holding a public hearing Wednesday, March 6, 2007, at the Grammar School beginning at 7:00 p.m. seeking input from residents and businesses regarding potential improvements to the area.

VII. STAFF/COMMISSIONER REPORTS

Mrs. Carson presented a copy of the budget as well as copies of letters sent out since January 22, 2007 by the Zoning Enforcement Officer.

VIII. CORRESPONDENCE AND BILLS

A letter was received from the State Department of Transportation notifying the Zoning Commission that a renewal for the inland wetland watercourses permit has been submitted for the project at the intersection of Route 83 and Parker Road.

A letter was also received from the Board of Selectmen introducing Ray Hafford as a new Zoning Commission member.

Mrs. Carson also read a letter dated February 6, 2007 received from David Broer of Ellington

regarding the gravel bank's hours of operation. He recommended that the town reconsider its current zoning regulation regarding the starting time for gravel operations within the town. He believes that an 8:00 a.m. starting time would be easier for commuters and residents. He also noted that operating hours for the Hampden Road gravel operations should receive special consideration because trucks for two operations currently travel along the same road.

A bill in the amount of \$204.62 was received from the Journal Inquirer for the public meeting and Zoning Commission meeting of January 22, 2007. A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to pay the bill as presented.

A bill in the amount of \$380.00 was received for a legal opinion regarding an easement on Ninth District Road. Mrs. Carson explained that the Town Attorney had a conflict of interest with this work, so an alternative legal service had to be used. A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to pay the bill as presented.

IX. ADJOURNMENT

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to adjourn the March 5, 2007 Zoning Commission meeting at 7:45 p.m.

Respectfully submitted,

Wes Smith, Secretary
Secretary

Robin Timmons, Recording

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.