

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

**ZONING MINUTES  
REGULAR MEETING  
March 19, 2007  
Town Hall - 7:00 p.m.**

**I. PUBLIC HEARINGS**

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

Chairman Robert Martin called the public hearings to order at 7:00 p.m. in accordance with the legal notice published in the Journal Inquirer on March 7, 2007 and March 14, 2007.

Jeff Lipton briefly described the history of the Special Use Permit originally received in 1993 and renewed each year. Last year someone complained so a public hearing was held and now it has been determined that a public hearing needs to be held each year prior to approval.

The permit allows him to have car shows, flea markets, Lions Club Music Festival and the Cancer Society Relay for Life, which sometimes includes bands. The bands have been toned down quite a bit from when the complaint was made. There are approximately 12 different activities throughout the year.

Mr. Martin noted that the Planning Commission has returned the application with a positive recommendation.

There were no questions or comments from the audience and a motion was made by Dan Fraro, seconded by Wes Smith and unanimously voted to close the hearing at 7:02 p.m.

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

Applicant John Belskie presented a draft of plans for property purchased for Lindy Farms. He explained that they plan to use 30-acres for the commercial keeping of horses. They would like to build a horse run-in shed with an attached watchman quarters. Lindy Farms wants to have someone on the premises to watch over the horses.

Mr. Martin noted that the Planning Commission has returned the application with a positive recommendation.

There were no questions or comments from the audience and a motion was made by Dan Fraro, seconded

by Jill Conklin and unanimously voted to close the public hearing at 7:05 p.m.

## **II. CALL TO ORDER**

Chairman Robert Martin called the regular meeting to order at 7:05 p.m. Members Jill Conklin, Ray Hafford, Robert Martin, Wesley Smith and Alternate Member Daniel Fraro (seated for Calder) were present and constituted a quorum.

## **III. INTERVIEW DESIGN REVIEW BOARD CANDIDATES – Gail Panciera**

Gail Panciera explained that she sent photos and an article to Patrice Carson on the design of CVS stores. She was in Dennis, Massachusetts a few years ago and really appreciated the design of the town. She would like to see a similar policy in Somers so as to cultivate the quaint design as new businesses are brought into the community. Mrs. Carson contacted her to thank her for the letter and to suggest that she come in to speak to the Commission about joining the Design Review Board.

Mrs. Panciera grew up in Stafford and moved to Somers in 2000. For 20 years she traveled through Somers to get to Massachusetts to work and grew to love Somers. In 1999 she purchased land in the Town and built a house, which she helped design. She worked in quality control for 20 years and did mechanical drawings and has a good understanding of blueprints. She is an avid gardener and home landscaper.

Mr. Martin explained the purpose of the Design Review Board. Mrs. Panciera commented that she would be very interested in joining. The Commissioners were very grateful for her comments and it was the consensus of the Commission to recommend her as a member of the Design Review Board to the Board of Selectmen.

## **IV. MINUTES APPROVAL**

Mr. Martin noted that changes had been made to the minutes of January 22, 2007 in accordance with the discussion at the March 5, 2007 meeting. A motion was made by Jill Conklin, seconded by Wes Smith and unanimously voted to approve the minutes for the January 22, 2007 as amended and March 5, 2007 as written.

## **V. OLD BUSINESS**

### **a. Discussion/Possible Decision: Application for Renewal of Special Use Permit for Flea Markets & Auctions, 430 South Road, Pleasant View Farms Realty**

After a brief discussion, a motion was made by Wesley Smith, seconded by Jill Conklin and unanimously voted to approve Pleasant View Farms Realty's application for renewal of a Special Use Permit for flea markets, auctions and music festivals at 430 South Road.

### **b. Discussion/Possible Decision: Special Use Permit Application for Horses for Commercial**

**Purposes, Section 214-89.A., 30 Hurlburt Road, Belskie**

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After a brief discussion, a motion was made by Jill Conklin, seconded by Ray Hafford and unanimously voted to approve Belskie's Special Use Permit application for horses for commercial purposes under section 214-89.A. of the Zoning Regulations at 30 Hurlburt Road.

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**c. Other** – There was no other Old Business.

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**VI. NEW BUSINESS**

**a. Other** – There was no other New Business.

**VII. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT**

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There was no discussion on this item.

**VIII. STAFF/COMMISSIONER REPORTS** – No reports were given.

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**IX. CORRESPONDENCE AND BILLS** – There were none.

**X. ADJOURNMENT**

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to adjourn the March 19, 2007 Zoning Commission meeting at 7:19 p.m.

Respectfully submitted,

Wesley Smith, Secretary

Robin Timmons, Recording Secretary

***MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.***