

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

**ZONING MINUTES  
REGULAR MEETING  
April 2, 2007  
Town Hall - 7:00 p.m.**

**I. CALL TO ORDER**

Chairman Robert Martin called the regular meeting to order at 6:50 p.m. Members Jill Conklin, Raymond Hafford, Robert Martin, Wesley Smith and Alternate Member Daniel Fraro (seated for Anita Calder) were present and constituted a quorum. Town Planner Patrice Carson was also present.

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to reverse the order of business starting with Correspondence and Bills.

**VIII. CORRESPONDENCE AND BILLS**

A bill was received from the Connecticut Association of Zoning Enforcement Officials (CAZEO) in the amount of \$25.00 representing yearly membership dues.

A bill was received from the Connecticut Federation of Planning and Zoning Agencies (CFPZA) in the amount of \$30.00 representing yearly membership dues.

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to pay the bills as presented.

**VII. STAFF/COMMISSIONER REPORTS**

Copies of letters sent out by the Zoning Enforcement Officer since the last meeting were reviewed by the Commissioners. Mrs. Carson explained that the Demers Group Home received a cease and desist letter. The property owner has appealed this and will appear before the Zoning Board of Appeals on Tuesday.

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

Mrs. Carson reported that CRCOG has finalized their findings for a proposed agricultural zoning model regulation. She will send copies of their recommendations to members of both the Zoning and the Planning Commissions for input and comments.

**V. NEW BUSINESS**

A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to add the following items to the agenda under **NEW BUSINESS: OTHER: b. Special Use Permit Modification for Expansion of Gravel Bank, 516 Somers Road, Charter** and **c. Site Plan for Change of Use from Retail to Personal Service for Nail Salon, 625 Main Street, Demay.**

**c. Site Plan for Change of Use from Retail to Personal Service for Nail Salon, 625 Main Street, Demay**

The applicant currently operates a business known as Nails by Denise in the Lord Somers center and is seeking to move it to 625 Main Street, formerly operated as a retail shop.

Mrs. Carson brought the application to the Commission to determine whether or not this is to be reviewed in-house by staff or by the Commission. After a brief discussion, it was the consensus of the Zoning Commission to take care of this application as a staff review in house.

**b. Special Use Permit Modification for Expansion of Gravel Bank, 516 Somers Road, Charter**

The Commission reviewed the proposed plans submitted by the applicant regarding the expansion of his Somers Road gravel bank.

After a brief discussion, a motion was made by Wes Smith, seconded by Jill Conklin and unanimously voted to accept the application to modify Charter's Special Use Permit for expansion of the gravel bank at 516 Somers Road, to refer it to the Planning Commission, and to set a public hearing for Monday, April 16, 2007 at 7:00 p.m. in the Town Hall.

**a. Special Use Permit Application for Boy Scout Hall, 78 Battle Street, Friends of Somers Boy Scouts Troop 387 Inc.**

Mrs. Carson explained that this item originally came before the Zoning Commission in June 2002 and was approved in January 2003. Nothing has changed on the application since that time, but the permit has expired.

The applicants propose placing a log cabin on Battle Street across the street from the cemetery entrance. They plan to have a small parking area in the front, with a larger parking area in the back. The septic system is in the back and the well is in the front. There is a proposed chain-link fence and trees along the side of the lot abutting a residential home.

The cabin will have a great room with smaller meeting rooms and a bathroom. It will have a double door in the front and a wrap-around porch.

The rear parking lot will be gravel. The handicapped parking spots in the front will have to be paved. The walkway to the building will be paved as well.

John Moak discussed lighting briefly. All fixtures will be shielded and will include 2 lights in the back, 2 on the side and 2 pole lights in the front parking area.

A motion was made by Ray Hafford, seconded by Wes Smith and unanimously voted to accept the Friend's of Somers Boy Scouts Troop 376 Inc.'s Special Use Permit Application for a Boy Scout Hall at 78 Battle Street, refer it to the Planning Commission, and to set a public hearing for Monday, April 16, 2007 at 7:00 p.m. in the Town Hall.

#### **IV. OLD BUSINESS**

**a. Other** – There was no Old Business.

#### **III. MINUTES APPROVAL**

This item was deferred until the next meeting.

#### **II. INTERVIEW DESIGN REVIEW BOARD CANDIDATES**

There currently are 4 members that have been referred to the Board of Selectmen. At least one more member is needed.

#### **IX. ADJOURNMENT**

A motion was made by Wes Smith, seconded by Jill Conklin and unanimously voted to adjourn the April 2, 2007 Zoning Commission meeting at 7:10 p.m.

Respectfully submitted,

Wesley Smith, Secretary

Robin Timmons, Recording Secretary

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