

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

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

I. CALL TO ORDER

Chairman Robert Martin called the regular meeting to order at 7:03 p.m. Members Jill Conklin, Ray Hafford, Robert Martin, and Alternate Member Daniel Fraro (seated for Anita Calder) were present and constituted a quorum.

II. INTERVIEW DESIGN REVIEW BOARD CANDIDATES – None were present.

III. MINUTES APPROVAL

A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to approve the minutes of the April 16, 2007 meetings as written.

IV. OLD BUSINESS

a. Discussion/Possible Decision: Modification of Special Use Permit Application for Gravel Operation, South & Egypt Roads, Charter

Mrs. Carson reported that the Conservation Commission met on May 2, 2007 and unanimously approved the wetlands application for the expansion of the gravel excavation operation with a provision that a silt fence and hale bale barrier be erected prior to excavation around the perimeter of the proposed excavation. This action constituted their report which was the only item the Zoning Commission was waiting for.

A motion was made by Jill Conklin, seconded by Ray Hafford and unanimously voted to approve Charter's modification of a Special Use Permit Application for a gravel bank operation on South and Egypt Roads, with the understanding that the application will come up for renewal on June 30, 2007.

b. Other – There was no other Old Business.

V. NEW BUSINESS

The Commission decided that they would review the next three agenda items and act on them with one motion.

a. Special Use Permit Application for Gravel Bank, Egypt Road, Charter

Mrs. Carson reported that she has received the application, a new set of plans, the fee and a bond estimate for this application. The Commissioners were familiar with this application.

b. Special Use Permit Application for Gravel Bank, South Road, Pleasant View Farms Realty

Mrs. Carson has received the application, a new set of plans, the fee and a bond estimate for this application as well. The Commissioners reviewed the plans.

c. Special Use Permit Application for Gravel Bank, South Road, Bordeaux

The Commission reviewed the new plans received by staff. Mrs. Carson noted that she has received the application, fee and a bond estimate for this application. It was noted that this gravel pit is nearing completion.

Mrs. Carson noted that she is expecting two more gravel bank renewals.

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to accept Special Use Permit Applications for gravel banks for Charter on Egypt Road, Pleasant View Farms Realty on South Road, Bordeaux on South Road, refer all three applications to the Planning Commission for review and comment, and set a public hearing date for Monday, June 4, 2007 at 7:00 p.m. in the Town Hall.

d. Special Use Permit Application for Office Trailer, 367 Hall Hill Road (High Ridge Estates Subdivision), Leaska Construction Co.

The applicant received approval for a subdivision in January between Hall Hill Road and McCullough Drive. At this time he would like to install a construction trailer, a trailer for equipment and a box trailer, three in total. The trailers would be placed out of view of nearby roads and situated suitably inside the subdivision.

A motion was made by Ray Hafford, seconded by Jill Conklin and unanimously voted to accept Leaska Construction Co.'s Special Use Permit Application for an office trailer at 367 Hall Hill Road (High Ridge Estates Subdivision), refer it to the Planning Commission for review and comment, and set a public hearing date for Monday, June 4, 2007 at 7:00 p.m. in the Town Hall.

e. Special Use Permit for Liquor Store, 95 South Road, Nilsson

The applicant is seeking to operate a liquor store in two of the retail spaces adjacent to Geissler's in Somers Crossing on South Road. It was noted that this is a valid retail use and meets the requirements for liquor stores. The applicant needs town approval prior to seeking state approval.

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to accept Nilsson's

Special Use Permit for a liquor store at 95 South Road, refer it to the Planning Commission for review and comment, and set a public hearing date for Monday, June 4, 2007 at 7:00 p.m. in the Town Hall.

f. Special Use Permit Application for Somers Crossing Phase II, 87 South Road, Somers Crossing, LLC

- Mrs. Carson explained that the Commission should not have accepted this application at their last meeting on April 16, 2007, because the application had not been received until that evening. According to the State Statutes, an application can only be accepted at the next regularly scheduled meeting immediately following the day of submission, which would mean tonight's meeting. The Commission was not aware that the application had been received on April 16 and accepted it that same day.

Because all of the Commissioners present were not at the April 16th meeting, there was a brief review of the application.

A motion was made by Jill Conklin, seconded by Ray Hafford and unanimously voted to officially accept Somers Crossing, LLC's Special Use Permit Application for Somers Crossing Phase II at 87 South Road and refer it to the Planning Commission for review and comment.

g. Other

- Rob Martin suggested that the Commission send a card to Anita Calder while she is recuperating. Mrs. Carson will send a card from the Commission.

VI. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT

- Rob Martin asked if some action could be taken regarding protecting the ridgeline. He noted that the issue was included in the Plan of Conservation and Development and expressed concern about the need to preserve it. Mrs. Carson will gather copies of the Town's old Ridgeline Regulations and the Metacomet Ridge regulations for the Commission to review.

Mrs. Carson noted that the Somersville Planning Committee will hold its final Public Hearing on Thursday, May 31, 2007, at 7:00 p.m. at the Somersville Grammar School and the Commissioners should attend. The next step will be to write Zoning Regulations for the study area.

VII. STAFF/COMMISSIONER REPORTS – No reports were given.

VIII. CORRESPONDENCE AND BILLS – There were none.

A bill was presented from the Journal Inquirer in the amount of \$236.10 for the March 19, 2007 hearing and decision.

A bill was presented in the amount of \$260.00 for a portion of the registration fee for the National Planning Conference Mrs. Carson attended in April. The remaining balance of the fee is being paid by the

Planning Commission.

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

Notice has been received regarding the Connecticut Land Use Training Series for Commissioners to be held at the West Hartford Town Hall. There will be 3 classes for \$20.00 per Commissioner which will be beneficial for all Commissioners, especially the ones that haven't had any training. Dan Fraro said he would like to attend. The other Commissioners will check their schedules. Mrs. Carson stated that there is money in the budget.

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to send up to 3 people to the series of 3 classes at \$20.00 per person.

-
IX. ADJOURNMENT

A motion was made by Jill Conklin, seconded by Ray Hafford and unanimously voted to adjourn the May 7, 2007 Zoning Commission meeting at 8:04 p.m.

Respectfully submitted,

Wesley Smith, Secretary

Robin Timmons, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.