

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

**ZONING MINUTES
REGULAR MEETING
October 15, 2007 - 7:00pm
TOWN HALL**

I. CALL TO ORDER

Chairman Rob Martin called the Regular Meeting to order at 7:01 p.m. Members present were Jill Conklin and Alternate Member Dan Fraro (seated for Wes Smith). Town Planner Patrice Carson was also in attendance.

II. INTERVIEW DESIGN REVIEW BOARD CANDIDATES

No candidates were present to be interviewed.

Mr. Martin and Ms. Carson agreed to both call Kenny Coelho. The Commission is anxious to fill the open position on the Design Review Board before the end of the year.

III. MINUTES APPROVAL: September 17, 2007

A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to approve the minutes of September 17, 2007 as written.

IV. OLD BUSINESS:

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

V. NEW BUSINESS:

A. Discussion/Review of Proposed Amendments to the Zoning Regulations for Outdoor Wood Burning Furnaces (OWF)

Ms. Carson provided a package of information regarding OWF's to the Commissioners. She explained that several towns have prohibited the OWF's and others intend to do the same. She brought attention to the South Windsor zoning regulation as an example of how simply the regulation can be worded.

Ms. Carson pointed out that OWF's can meet Town building and zoning codes but not meet DEP codes. With only three DEP inspectors for the state, it makes DEP enforcement difficult.

The structures can be very unsightly because the smoke stacks must be taller than any roof peak within 500 feet. Furthermore, the DEP can require that the stack be as high as 55 feet if complaints are lodged about the odor/smoke. The smoke is of especially poor quality and can be a constant problem even in the summer since they may be used to heat hot water and pools.

Ms. Carson explained the information she had distributed to the Commissioners. She explained that any OWF's already permitted by the Town and the DEP would be grand fathered and allowed to remain.

There was a consensus of the Commission to have Ms. Carson proceed with the process to amend the Zoning Regulations to ban OWF's in Somers.

B. Review/Adopt 2008 Meeting Dates

Ms. Carson and the Commissioners reviewed the proposed regular meeting dates.

A motion was made by Dan Fraro, seconded by Jill Conklin and unanimously voted to adopt the regular meeting dates for 2008 as presented.

C. Other – There was no other New Business.

VI. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT

A. Ridgeline Regulations

Ms. Carson distributed the ridgeline regulations of Kent, Middlebury, Woodbury, Meriden and Suffield. She will e-mail the old Somers Ridgeline Regulations to the Commissioners and bring copies for the next meeting. She also offered to bring in a topographic map of Somers so the Commissioners could determine where the regulations might be required.

The Commissioners agreed to review all the regulations and note favorable aspects or items needing explanation. These topics will be discussed at the next meeting.

Enforcement under the old Somers regulations had been a problem. Ms. Carson said she intends to speak with each community about who does the enforcing and how difficult it is. She will have information on this for the next meeting.

Woodbury's Ridgeline Regulations have been very successful according to their Town Planner. She added that the regulations must be zoning regulations and not just subdivision regulations so that clear cutting can be controlled on sites that are not being subdivided.

VII. STAFF/COMMISSION REPORTS

There were three letters from the Zoning Enforcement Officer, one regarding a cease and desist order on a fence sign across from the Fire Station. This order has been appealed by the property owner and will be

heard before the Zoning Board of Appeals.

VIII. CORRESPONDENCE AND BILLS – There were none.

IX. ADJOURNMENT

A motion was made by Jill Conklin, seconded by Dan Fraro and unanimously voted to adjourn the October 15, 2007 Zoning Commission Regular Meeting at 7:40.

Respectfully submitted,

Wesley Smith, Secretary Jeanne Reed, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING