

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

**ZONING MINUTES  
REGULAR MEETING  
JANUARY 5, 2009  
TOWN HALL - 7:00 p.m.**

**I. CALL TO ORDER**

Chairman Rob Martin called the regular meeting of the Zoning Commission to order at 7:06pm. Commission members Rob Martin, Jill Conklin, Wes Smith and alternate members Dan Fraro (seated for Ray Hafford) and Paige Rasid (seated for Blinky Calder) were present and constituted a quorum.

**II. MINUTES APPROVAL:** NOVEMBER 17, 2008 REGULAR MEETING, NOVEMBER 17, 2008 SPECIAL MEETING & DECEMBER 1, 2008

Approval of the minutes of November 17, 2008 had previously been deferred pending clarification of the hours of operation for the drywall company. The minutes are amended to change "1:00am" to "7:00am".

*A motion was made by Wes Smith; seconded by Dan Fraro and unanimously voted to approve the minutes of the November 17, 2008 regular meeting as amended, and to approve the minutes of the November 17<sup>th</sup> special meeting and the December 1<sup>st</sup> meeting as written.*

**III. OLD BUSINESS** – There was no other Old Business.

**IV. NEW BUSINESS**

**a. SPECIAL USE PERMIT APPLICATION FOR CRUSHING & BLASTING OPERATION FOR NEW HOUSE, 15 LACABANA ROAD, GRALIA**

Mr. Ernie Gralia explained the reason for this application and presented his lot plan. Mr. Gralia and his wife Bonnie (also present) purchased lot #4 of the LaCabana Road subdivision to construct a single-family home. The area where they plan to build the house is rock ledge and will need to be blasted to allow construction.

The Gralia's are in the planning stage of the project at this time and the building permit has not been applied for. The site work has been done and the plans have been stamped.

Mr. Gralia pointed out on the plans where the ledge rock would be cut level. The resulting rock will be put through a crusher and used to level the building site.

The public hearing could be on January 20<sup>th</sup>. Mr. Gralia stated that his site contractor, Marion Excavating from South Hadley, MA, could come to the public hearing. He suggested that the blasting contractor, Ed Caldon could come as well. Mr. Gralia said that these contractors said that that the blasting should take about 3 weeks, then another 3 weeks will be needed to do the rock crushing and site work.

The Zoning Commission commented that this is the first blasting request to come before the present commission. It was agreed that inclusion of the blasting specialists at the public hearing was a good idea.

Mr. Gralia agreed to limit the work to Monday through Friday. A pre-blast survey will be done before work begins. This will entail contacting all property owners within a specified distance from the operation. The foundation of these homes will be videotaped to serve as a baseline and ensure that no damage is done to neighboring properties. During the blasting period, monitoring devices will be set up to check vibration levels.

*A motion was made by Dan Fraro; seconded by Paige Rasid and unanimously voted to accept Gralia's Special Use Permit application for a crushing & blasting operation for a new house at 15 LaCabana Road, refer it to the Planning Commission, and set a public hearing date for January 20, 2009 at 7:00pm in the town hall.*

**b. ELECTION OF OFFICERS**

*A motion was made by Dan Fraro; seconded by Paige Rasid and unanimously voted to elect Rob Martin as Chairman, Jill Conklin as Vice-Chairman and Wes Smith as Secretary of the Zoning Commission.*

**c. REVIEW BYLAWS**

The Commission had reviewed the current by-laws and agreed that they are ready to be adopted at the next meeting. The by-laws have not changed and there have been no new amendments since 2004.

**d. OTHER** – There was no other New Business.

**V. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT**

Ms. Carson has not finished the maps of the ridgeline districts yet, but hopes to have them ready soon.

**VI. STAFF/COMMISSIONER REPORTS** - There were none

**VII. CORRESPONDENCE AND BILLS**

The following bill was presented for payment:

Journal Inquirer      November 17<sup>th</sup> Public Hearing      \$157.40

*A motion was made by Ms. Conklin; seconded by Mr. Smith and unanimously voted to pay the bill.*

**VIII. ADJOURNMENT**

*A motion was made by Ms. Conklin; seconded by Ms. Rasid and unanimously voted to adjourn the January 5, 2009 regular meeting of the Zoning Commission at 7:31pm.*

Respectfully submitted,

Wesley Smith, Secretary

Jeanne Reed, Recording Secretary

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