

**TOWN OF SOMERS
ZONING COMMISSION
P.O. Box 308
SOMERS, CT 06071**

**REGULAR MEETING
MONDAY, JUNE 28, 2010
TOWN HALL – 7:00 p.m.**

I. Call to Order:

Chairman Jill Conklin called the regular meeting of the Zoning Commission to order at 7:02pm. Members present were: Dan Fraro, Jill Conklin and alternate member Paige Rasid, seated for absent member Rob Martin. The members present constituted a quorum. Also present: John Collins, Zoning Liaison and Janine Hewitt, Recording Secretary.

II. Public Hearing:

a. Renewal for Special Use Permit Application for Peter Charter for Gravel Bank, South & Egypt Roads.

Peter Charter came forward and presented the site plan for the application. John Collins read a recommendation from Robert Cafarelli that the current bond of \$10,000 for Section E-4 be released once the property is established on the eastern slope. An inspection will need to be scheduled when this is done. Mr. Charter indicated that Section E-8 is mostly complete, and will be on the next application. Mr. Collins stated that the recommendation from Robert Cafarelli for Section E-8 is that the bond be partially released from \$43,240 to \$20,160. Ms. Conklin opened the floor to the public for comments. There were no further comments on this application.

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

John Collins reported that, per Robert Cafarelli, there has been no activity on this application, and a \$31,000 bond is recommended. There were no public comments on this application.

c. Renewal for Special Use Permit Application for Gravel Bank, Stafford/Rootwood Roads, Wood Gravel Operation, LLC.

Jay Ussery from J.R. Russo and Associates presented an as built for the subject property. John Collins confirmed that the bonding number is \$56,228. There were no public comments on this application.

A motion was made by Ms. Rasid to close the Public Hearing at 7:15pm, seconded by Mr. Fraro, and carried unanimously.

A motion was made by Ms. Rasid to go into Executive Session with an invitation to Attorney Carl Landolina and John Collins to attend. Mr. Fraro seconded the motion, which was carried unanimously.

III. Executive Session:

The Executive Session concluded at 7:33pm and no votes were taken.

A motion was made by Ms. Conklin to change the order of the meeting, moving new business up in the agenda, followed by old business. Ms. Rasid seconded the motion, and the motion was carried unanimously.

IV. New Business

- a. Application for a zoning amendment to create standards for Affordable Housing Proposals.

Attorney George Schober from Somers representing Bob Smith and Jason Avery explained that, as a first step to a proposed affordable housing project, they are applying for a regulation change to allow affordable housing. Draft copies of the text amendment containing the change were distributed to the members.

A motion was made by Ms. Rashid to accept the housing opportunity text into the record and schedule a public hearing for August 23rd at 7pm, seconded by Mr. Farro, and voted on unanimously.

- b. Application for parking expansion – 22 Maple Street – Somers Congregational Church

Mr. Conklin presented the application to the commission and requested that it could be handled with in house staff. Previously, the requirement to have an engineer's site plan had been waved. Planning has unofficially reviewed the new parking configuration and does not have any additional input. The members raised concern about additional screening between the parking lot and the road, and a decision was made not to handle the matter in house. Mr. Collins will gather additional information on the application.

V. Old Business

- a. Renewal for Special Use Permit Application for Gravel Bank, South & Egypt Roads, Charter.

A motion was made by Ms. Rashid to approve the renewal on Special Use Permit Application for Gravel Bank; South & Egypt Roads, which now has a current bond amount for both Charter Gravel Pit Sites E-4 and E-8, is \$43,240. When Section E-4 is complete, it will reduce the bond to \$20,160 for both Sections E-4 and E-8. The motion was seconded by Mr. Fraro and voted on unanimously.

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

A motion was made by Ms. Rashid to renew the Special Use Permit Application for Gravel Bank, South Road, Pleasant View Farms Realty with a bond of \$31,000; seconded by Mr. Fraro, and voted on unanimously.

- c. Renewal for Special Use Permit Application for Gravel Bank, Stafford/Root/Wood Roads, Wood Gravel Operation LLC.

Ms. Conklin questioned whether there had been any complaints from neighbors and confirmed that there had not been any issues.

A motion was made by Mr. Fraro to renew the Special Use Permit Application for Gravel Bank, Stafford/Root/Wood Roads, Wood Gravel Operation LLC with a bond amount \$56,228; seconded by Ms. Rashid, and voted on unanimously.

VI. Discussion: Other

Ms. Conklin read a memo from Robert Cafarelli to the Somers Zoning and Planning Commissions, stating: *Gravel Pit Operation Growers Direct Farms, Inc. Rear Hamden and Stafford Road. The applicant has requested that the permit not be renewed for this year, as there is no demand for product. James Taylor and I drove through the site on May 21st and confirmed that there appears to be no activity last year. Erosion problems noted last year seem to have been corrected. Erosion material on the plant beds noted last year have been removed and no erosion material is noted.*

There was no other discussion.

VII. Staff/Commissioner Reports:

There were no staff/commissioner reports.

VIII. Correspondence and Bills:

There were no correspondence and bills.

IV. Minutes Approval: May 17, 2010

A motion was made by Ms. Rasid to approve the minutes from the May 17, 2010 zoning commission meeting; seconded by Mr. Fraro, and voted on unanimously.

V. Adjournment:

A motion was made by Ms. Rasid; seconded by Mr. Fraro, and unanimously voted on to adjourn the June 28, 2010 Regular Meeting of the Zoning Commission at 8:26pm.

Submitted by:

Janine M. Hewitt
Recording Secretary