

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

**ZONING MINUTES  
REGULAR MEETING  
NOVEMBER 15, 2010  
TOWN HALL – 7:00 p.m.**

**I. CALL TO ORDER:**

Chair Jill Conklin called the regular meeting of the Zoning Commission to order at 7:00 pm. Members: Dan Fraro, Karl Walton, Rob Martin and alternate member Paige Rasid seated for the vacant seat, were present and constituted a quorum. Also present: John Collins, Zoning Liaison, and a number of interested citizens.

**II. PUBLIC HEARING**

**a. Kuldeep Sandhu: Accept application for Special Use Permit for Package Store at 102 Main St., Somers, CT, Map 21-Block 20.**

Chair Jill Conklin opened the Public Hearing at 7:00 pm and introduced each member of the Zoning Commission. Mr. Collins laid out a site Map and produced the Application and file for members' review. Mr. Collins pointed out the site has more than adequate parking. He added, the site was formerly a restaurant, and the current applicant is seeking to open a package store.

Ms. Conklin asked members of the audience in favor of the application to address the Commission. Mr. Sandhu, the applicant, addressed members, stating his desire to open a Package Store. He explained that the former dining area would be used for retail space, and the kitchen for storage. Mr. Martin asked if he had a floor plan. He did not. Mr. Walton informed the applicant he would need to submit a floor plan with his application for a liquor permit to the State.

Ms. Conklin then asked for audience members in opposition of the application. Stephen MacCormack, 144 Hall Hill Road, Somers, CT, addressed the Commission. He laid out a map rendering of the area, and questioned Town regulations regarding the required distance from churches, schools, and other establishments with a liquor permit. Mr. MacCormack stated that while he is not against a liquor store opening in Somers, he is against the Somersville location. He pointed out there are 2 bars within 500 feet of the proposed store, and added his concern of an increased image of the sale of alcohol in a 1 block corridor.

Mr. Walton corrected Mr. MacCormack, stating that the regulation regarding the 500 feet refers to an establishment where alcohol is consumed on the premises versus the current application where liquor is simply purchased. Mr. MacCormack returned to proximity of a church and an elementary school, reading from a portion of the Town regulation and felt the State statute needs clarification regarding footage. Ms. Conklin said that the Applicant will be subject to closer scrutiny and more detailed regulation as he applies for his liquor permit. Mr. Walton said that the application is not a use that is prohibited.

Ms. Conklin asked for any other audience members who wished to speak regarding the application. None were forthcoming. She then closed the Public Hearing at 7:12 pm.

*A motion was made by Mr. Martin to accept the application for Special Use Permit for Kuldeep Sandhu; seconded by Ms. Rasid, followed by a unanimous vote to approve.*

### **III. MINUTES APPROVAL (9/20/2010):**

Ms. Conklin asked members for comments or changes to the 10/18/2010 Minutes. None were brought forth.

*A motion was made by Mr. Walton to approve the October 18, 2010 Minutes as written; seconded by Ms. Rasid, followed by a unanimous vote to approve.*

### **IV. NEW BUSINESS:**

- a. Jason Avery: Accept application for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 225 Field Rd., Somers, CT, Map 2-Block 50.**

Mr. Collins suggested to members that both New Business items a & b, of this agenda be dealt with as one item of business. He recommended accepting both applications with referrals to the Planning Commission.

- b. Robert Smyth: Accept application for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 251 Field Rd., Somers, CT, Map 2-Block 44-Lot 3.**

*A motion was made by Mr. Martin to accept Mr. Avery's application and Mr. Smyth's application and refer both to the Planning Commission; seconded by Mr. Walton, followed by a unanimous vote to approve.*

### **V. OLD BUSINESS:**

- a. Proposed lot consolidation for Frank Vono: 112 Main Street, Somers, CT map 21, block 19, and 11 Maple Street, Somers, CT map 21, block 21 to allow additional parking for his business at 112 Main Street, Somers, CT.**

Ms. Conklin opened by stating that she had recently driven by this property and seen all work completed. Mr. Walton agreed, adding that the additional parking for the business and the residence has been done. Mr. Collins informed members' this application had been referred to them by the Planning Commission with stipulations that have not been addressed. He recommended tabling this item, and inviting Mr. Vono to the next Zoning Commission meeting. Members agreed.

- b. Julie E. MacCormack: Accept application 179 Main Street, Somers, CT, Map 22-Block 42, Lot 1 for change of use.**

Mr. and Mrs. MacCormack addressed members. Mr. MacCormack explained that they are seeking to convert a 2200 square foot barn on their property to retail use and add parking spaces. He stated that their original plan outlined additional parking in the rear, but based upon recommendations from the Planning Commission, they have eliminated all but 1 space. Instead, they are now asking that they be

allowed to use the 6 apartment tenant spaces as shared spaces. Mr. MacCormack explained that the store hours are Wednesday through Saturday, 10:00 am to 7:00 pm.

*A motion was made by Mr. Martin to approve the application for change of use by Julie E. MacCormack, 179 Main Street, Somers, CT; seconded by Mr. Walton, followed by a unanimous vote as approved.*

*A motion was made by Mr. Walton to add "Discussion/Decision – Kuldeep Sandhu Application for Special Use Permit" to the agenda; seconded by Mr. Fraro, followed by a unanimous vote as approved.*

**c. Discussion/decision Kuldeep Sandhu: Accept application for Special Use Permit for Package store 102 Main Street, Somers, CT, Map 21-Block 20,**

Mr. Walton opened discussion of this application by stating he did not agree with Mr. MacCormack's interpretation of the regulation at the Public Hearing.

*A motion was made by Mr. Walton to approve the application for Special Use Permit for Package Store, 102 Main Street, Somers, CT; seconded by Ms. Rasid, followed by a unanimous vote as approved.*

Ms. Conklin then asked members of any additional old business.

**VI. STAFF/COMMISSIONER REPORTS:**

No Staff/Commission Reports were presented.

Ms. Conklin informed members of a new parking lot she had seen on Hall Hill Green. She added that it is a change of use, and something that should have come before the Zoning Commission. Members agreed. Mr. Collins added that 2 barns (former greenhouses) were torn down, and the area bulldozed. He agreed to send the property owner a letter requesting he come before the Commission.

**VII. CORRESPONDENCE AND BILLS:**

None.

**VIII. ADJOURNMENT:**

*A motion was made by Mr. Martin to adjourn; seconded by Ms. Rasid, and unanimously voted to adjourn the November 15, 2010 Regular meeting of the Zoning Commission at 8:20 pm.*

Respectfully submitted,

Daniel Fraro, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.