

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

**ZONING MINUTES
REGULAR MEETING
MARCH 7, 2011
TOWN HALL – 7:00 p.m.**

I. CALL TO ORDER:

Acting Chair Dan Fraro called the regular meeting of the Zoning Commission to order at 7:00 pm. Members: Sam Smith, and alternate member Paige Rasid seated for Karl Walton, were present and constituted a quorum. Chair Jill Conklin arrived at 7:20 pm. Also present: John Collins, Zoning Liaison.

II. PUBLIC HEARING

a. Application of Driving Range, 349 Main Street LLC for modification of existing Special Use Permit to include an outdoor electric go-kart track; 349 Main Street, Somers, CT.

Mr. Fraro opened the Public Hearing at 7:01 pm. He read the Legal Notice into the record and then invited the Applicant to come forward and present his application to the Commission.

Tim Coon, of J.R. Russo & Associates, addressed the Commission as representative for the Applicant, Jonathan Murray. He laid out a Site Map of the property, and explained they are seeking to modify the Special Use Permit to include an electric go-kart track on the rear of the site. He showed on the map where the existing miniature golf, batting cages, driving range and snack shop were in relation to the proposed outdoor go-kart track. They are also seeking to expand the parking by 32 spaces for the new venture.

Mr. Coon explained they are proposing a 1,015 foot concrete track, with a pit building for charging and storage, and a small maintenance building. He told member they had received approval from the Conservation Commission regarding some wetlands fill associated with the new parking area. He said they had gotten an easement for the expanded parking which extends onto the next property (also owned by 349 Main Street LLC). Mr. Coon informed members that he had received a letter from the Town Sanitarian, approving the additional septic system. He finished by stating that they believed their request to be a suitable and appropriate use of the property.

Mr. Fraro asked if any members of the audience wanted to speak for or against the Application. No one came forward. He asked member if they had any questions or comments for the Applicant. None were brought forth. Mr. Fraro then closed the Public Hearing at 7:11 pm.

III. MINUTES APPROVAL (2/15/11 & 2/22/11):

Mr. Fraro asked members for comments or changes to the 2/15/11 Minutes. None were brought forth.

A motion was made by Ms. Rasid to approve the February 15, 2011 Minutes as written; seconded by Mr. Smith, followed by a unanimous vote as approved.

Mr. Fraro asked members for comments or changes to the 2/22/11 Minutes. None were brought forth.

A motion was made by Ms. Rasid to approve the February 22, 2011 Minutes as written; seconded by Mr. Smith, followed by a unanimous vote as approved.

Mr. Collins informed members that they could add an item to the Agenda to discuss and possibly decide upon the Public Hearing Application.

A motion was made by Ms. Rasid to add "Discussion/Decision Application of Driving Range, 349 Main Street LLC for modification of existing Special Use Permit to include an outdoor electric go-kart track; 349 Main Street, Somers, CT. The motion was seconded by Mr. Smith, followed by a unanimous vote as approved.

IV. NEW BUSINESS:

Mr. Collins informed members that they could add an item to the Agenda to discuss and possibly decide upon the Public Hearing Application.

A motion was made by Ms. Rasid to add the agenda item "Discussion/Decision Application of Driving Range, 349 Main Street LLC for modification of existing Special Use Permit to include an outdoor electric go-kart track; 349 Main Street, Somers, CT. The motion was seconded by Mr. Fraro, followed by a unanimous vote as approved.

a. Discussion/Decision - Application of Driving Range, 349 Main Street LLC for modification of existing Special Use Permit to include an outdoor electric go-kart track; 349 Main Street, Somers, CT.

Mr. Fraro opened the discussion by asking members if they had any questions or concerns regarding the Application. Mr. Smith responded he had no reservations. Mr. Collins reminded members that the Application had been approved by the Conservation Commission, and Town Sanitarian, and that the Planning Commission had no real issues. Mr. Fraro added that the Applicant had responded and altered their plan well beyond the Conservation Commission's suggestions regarding wetland mitigation.

A motion was made by Ms. Rasid to approve the Application of Driving Range, 349 Main Street LLC for modification of existing Special Use Permit to include an outdoor electric go-kart track, 349 Main Street, Somers, CT. The motion was seconded by Mr. Smith, followed by a unanimous vote as approved.

b. Application of Michael Parks, 22 Cantlewood Drive, Somers, CT; Parking lot expansion 23 Hall Hill Road, Somers, CT

Mr. Collins told members they had seen this Application before; that the Zoning Commission's request for additional screening has been added to the Plan. Mr. Fraro invited the Applicant to speak to the Commission. Mr. Parks pointed out on the Map where new bushes have been added, as requested.

A motion was made by Ms. Rasid to accept the Application from Michael Parks, 22 Cantlewood Drive, Somers, CT for parking lot expansion and refer it to the Planning Commission with a positive recommendation. The motion was seconded by Mr. Smith, followed by a unanimous vote as approved.

c. Application of Alan Bastarache, 58 Harness Drive: Special Use Permit for a Home Occupation to operate a photography business at 58 Harness Drive, Somers, CT

Mr. Fraro invited the Applicants to come forward and present their proposal to the Commission. Mr. Collins told members that the proposed business would represent 18% of the living area, which is within the Zoning regulations for a Home Occupation business.

Ms. Rasid asked what type of photography they would be doing, would shooting be done on-site, and would any photo processing be done in the home. Mrs. Bastarache responded they do action and portrait photography; primarily off-site at an event or a location, such as a school, and their photography is digital, so processing is not an issue.

Ms. Rasid asked about employees. Mrs. Bastarache responded they had none at this time. Mr. Smith asked about expected customer visits. Mrs. Bastarache stated possibly 1 per night, and would be by appointment only.

Mr. Fraro asked for any additional questions for the Applicants. None were brought forth.

A motion was made by Ms. Rasid to accept the Application from Alan Bastarache, 58 Harness Drive for a Special Use Permit for a Home Occupation and refer it to the Planning Commission with a positive recommendation, with a Public Hearing to be scheduled for April 4, 2011 at 7:00 pm. The motion was seconded by Mr. Smith, followed by a unanimous vote as approved.

V. OLD BUSINESS:

None.

VI. STAFF/COMMISSIONER REPORTS:

VII. CORRESPONDENCE AND BILLS:

Mr. Collins presented the following invoice for payment:

Journal Inquirer	\$251.84
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A motion was made by Ms. Collins to pay the invoice; seconded by Mr. Fraro, and unanimously voted as approved.

VIII. ADJOURNMENT:

A motion was made by Ms. Rasid to adjourn; seconded by Mr. Fraro, and unanimously voted to adjourn the March 7, 2011 Regular meeting of the Zoning Commission at 7:24 pm.

Respectfully submitted,

Daniel Fraro, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.