

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

**ZONING MINUTES
REGULAR MEETING
APRIL 18, 2011
TOWN HALL - 7:00 p.m.**

I. CALL TO ORDER:

Chair Jill Conklin called the regular Zoning Commission to order at 7:00 pm. Members: Sam Smith, Karl Walton, Dan Fraro, Robert Martin, and alternate Paige Rasid seated for the vacant seat, were present and constituted a quorum. Also present, John Collins, Zoning Liason, Carl Landolina, Town Attorney, Glenn Chalder, Planimetrics, Attorney George Schober on behalf of Jason Avery, and 5 citizens.

II. PUBLIC HEARING:

Application of Driving Range 349 Main Street LLC: modification to the existing Special Use Permit to include a 40' X 80' accessory tent

Jay Urssery of JR Russo & Associates spoke on behalf of Jerry Antonacci. He said that the tent comes done during the winter and he isn't sure what the bottom of the tent will be made of yet but he thinks concrete. He said it will only be seasonal.

Ms. Conklin received a letter from a citizen, Marion Richards, who stated that she wasn't opposed to the tent, but she wants to make sure that if this tent is accepted that there will not be a tent placed on the bridge at Worthington Pond Bridge. She said that the bridge was possibly not inspected for years and that it is not intended to have large amounts of people on it at one time.

There was a motion to close the hearing by Karl Walton. Rob Martin seconded that motion. There was also a motion to approve the driving range by Karl Walton. Robert Martin seconded that motion.

III. MINUTES APPROVAL: (04/04/2011; 04/06/2011)

04/04/2011: Karl Walton motioned to approve the minutes and it was seconded by Rob Martin.

04/06/2011: Minutes were too extensive for most of the members. There was a motion to table the minutes until the next meeting by Karl Walton and seconded by Rob Martin.

IV. NEW BUSINESS: NONE

V. OLD BUSINESS:

A: Discussion for the application of Driving Range 349 Main Street LLC:
Modification to the existing Special Permit to include a 40' X 80' accessory tent

(Closed already)

B: Discussion/possible decision for the application of Jason Avery for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 225 Field Road, Somers, CT.

C. Discussion/possible decision for the application of Robert Smyth for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 251 Field Road, Somers, CT.

Glenn Chalder spoke on behalf of the last 2 items of old business. He said that many things have been added to the site. There were several housekeeping issues that needed to be addressed. He added handi-capped ramps. He put hatchways in the basements. The water main has been moved to clear the road. He put more fire hydrants on the site. He also added emergency access gates at the far right. They are 12ft firm gates with access by the fire departments but it isn't clear with the specifics as to how the developers will maintain the gates. All of the utilities will be underground. Sidewalks will go straight to the curbs but will not have handi-capped access.

The April 5th affordability plan that was sent out from Attorney Schober was then discussed. A short break was taken from 7:10pm until 7:39pm. Many things about the affordability plan were discussed by Attorney Landolina and Mr. Chalder. Some of the topics of discussion were about which duplexes would be 60% and 80% units, which of the duplexes would be 1 bedroom or 2 bedrooms, schedule C needing to be in more detail and listing building specifications in more detail, how the resale formula should work, how leasing of the buildings should work, leasing restrictions, and swapping out schedule E for Schedule C.

VI. STAFF/COMMISSION REPORTS: None

VII. CORRESPONDENCE AND BILLS: Ms. Conklin spoke of a bill for the Journal Inquirer.

VIII. ADJOURNMENT:

Rob Martin made a motion to close and Mr. Walton seconded that motion. The motion was accepted unanimously to end the April 18, 2011 Zoning Commission meeting and it ended at 9:30pm.

Respectfully submitted,

Danielle Martin, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.