

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

**ZONING MINUTES
REGULAR MEETING
May 16, 2011
TOWN HALL - 7:00 p.m.**

I. CALL TO ORDER:

Chair Jill Conklin called the regular Zoning Commission to order at 7:02 pm. Members: Sam Smith, Dan Fraro, and alternate Paige Rasid seated for the vacant seat, were present and constituted a quorum. Absent from the meeting were Robert Martin and Carl Walton Also present, John Collins, Zoning Liason, Carl Landolina, Town Attorney, Glenn Chalder, Planimetrics, Attorney George Schober on behalf of Jason Avery, and 1 citizen.

II. PUBLIC HEARING: None

III. MINUTES APPROVAL: (04/06/2011; 04/18/2011)

Paige Reed made a motion to table the minutes (both sets) until next meeting. Seconded by Dan Fraro and motion was unanimously accepted.

IV. NEW BUSINESS:

Receive application of Pleasant Valley Farms Realty Co., 425 South Road, Somers, CT.: Permission to renew existing Special Use Permit to conduct Flea Markets, Auctions, and Music Festivals from March 2011 through February 2012 at 430 South Street, volume 33, page 343, Somers, CT

This was accepted and voted to move forward with it and John Collins said he would research more about it for next meeting and a hearing was scheduled for the next meeting on June 6, 2011. A motion was made by Dan Fraro to table this matter and have the hearing on June 6, 2011 at 7pm since 2 members were missing tonight. Motion was seconded by Sam Smith and was unanimously accepted by the rest of the members.

V. OLD BUSINESS:

- a. 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.**

b. 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 submitted a memorandum, Dated May 3, 2011. It is all about the organization of materials and also included different options to be voted upon by Zoning members. Please see Memorandum for more details. He stated that Building 20 needed to be moved, due to the hatchway being too close to the street. He also mentioned that there will be a handi-capped ramp attached to the sidewalk for handi-capped access. He mentioned that the buildings are locked in and cannot make any changes but the suites inside can be changed. On page 2 the first box was crossed off and not accepted for an option, box 2, the committee accepted option B. For #13 they were given 4 options and they went with option A. For #14 Carl Landolina made it clear that the builders need a better architectural design based on the affordable housing plan, but #14 was accepted by the committee. For #15 the committee accepted it but it will require a certain number of plants for landscapers and when the landscapers should return to the property. For #16 2 options were given and option B was accepted. For #17-33 these decisions need to be made by 30 days before the final proposal. For #17 the committee accepted it but they have to get it done within so many days so it can be on the land record, but it was accepted. For #18 the committee had 4 choices and they chose option A. For #19 it was accepted but need to be done prior to construction. Number 20 was voted to be taken out of the memorandum. Number 21 was accepted and it was said that the floor plan needs to be locked in and cannot be altered. Numbers 22 through 24 were accepted. #25 was also accepted but the condo fees have to be sustainable. Number 26 had 5 choices. The committee couldn't come to a decision but options A-C were crossed off and at the next meeting the other 2 members who weren't present can vote on option D or E. The committee was leaning towards option D. Numbers 27-30 were accepted. Number 31 was accepted but Carl said that there needed to be an addition to make a beneficiary that will argue why affordable housing should not be foreclosed on. Number 32 was accepted. Number 33 was accepted but needs to be done prior to the issuance of the Certificate of Occupancy. Numbers 34 and 35 were accepted but need to be done during construction. Number 36 was accepted and number 37 was crossed off. Carl and Glen will go back and draft another memorandum for the June 6th meeting.

VI. STAFF/COMMISSION REPORTS:

John Collins has a proposal from the fire house to have a 40 ft training tower that is 12ft by 12ft. He's unsure about what material it is made of. Town engineers are looking at it and the firehouse will submit a formal application. Also he talked about Sunoco wanting to put a second canopy up and make renovations to the pumps. Jill Conklin states that Sunoco needs to come before them and submit an actual application.

VII. CORRESPONDENCE AND BILLS: NONE

VIII. ADJOURNMENT:

Mr. Fraro made a motion to close and Paige Reed seconded that motion. Motions was accepted unanimously to end the May 16, 2011 Zoning Commission meeting. Meeting ended at 9:14pm.

Respectfully submitted,

Secretary

Danielle Martin, Recording

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.