

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

**REGULAR MEETING MINUTES
May 7, 2012
TOWN HALL – 7:00 p.m.**

CALL TO ORDER:

Jill Conklin, Chairperson called the Zoning Commission Regular meeting to order at 7:00 p.m. Also present were regular members: Sam Smith, Karl Walton, Secretary Daniel Fraro, alternate Paige Rasid seated for Rob Martin, and John Collins, Staff Liaison

PUBLIC HEARING:

NONE

MINUTES APPROVAL: April 2, 2012; April 18 (Special Meeting)

Karl Walton made a motion to approve the April 2, 2012 Minutes as written. Sam Smith seconded it. All were in favor, motion carried.

Karl Walton made a motion to approve the April 18, 2012 Minutes with the correction of the town attorney's name corrected from Landolino to Landolina. Dan Fraro seconded the motion. All were in favor, the motion carried,

NEW BUSINESS:

a) DISCUSSION: Age restricted Housing.

George Schober, representing Gingras Development appeared before the commission to seek feedback for a Zoning Amendment to lift the "55 and older age restriction" for an ARH development approved on Eleanor Road. This approval consists of 17 single family units on 22 acres with 10 acres of "buildable area". This zoning amendment would be an alternative to an 8-30g affordable housing proposal. He indicated that the market for ARH units has virtually vanished. in Somers.

Jill Conklin suggested that the applicant looked at a pricing in the \$250,000 to \$300,000 range. There has been movement for ARH units in that price range in adjoining towns.

In summary, the applicant has the right to submit a formal application for such a change, which would have a public hearing on this proposal. The consensus of the commission was that this would not be acceptable to the Town.

b) AMEND CURRENT MEETING SCHEDULE:

Proposal to amend mtg schedule to follow Zoning By-Laws:

A motion was made by Karl Walton to amend the meeting schedule, changing the approved September 18 meeting to September 17. the 3rd Monday of the month. The motion was seconded by Sam Smith. The motion was unanimously approved

STAFF/COMMISSION REPORTS:

John Collins presented some proposed mapping for a Ridgeline Overlay Zone. Questions as to how the overlay would affect alterations and additions to existing structures need to be addressed.

CORRESPONDENCE AND BILLS: None

ADJOURNMENT:

Karl Walton made a motion to adjourn the Zoning Commission Regular meeting at approximately 8:15 p.m. Sam Smith seconded it. All were in favor, motion carried.

Respectfully submitted,

John R Collins, Staff Liaison to the Zoning Commission

MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING