

**TOWN OF SOMERS  
ZONING COMMISSION**

**REGULAR MEETING MINUTES  
NOVEMBER 19, 2012  
7:00 PM TOWN HALL**

**I. CALL TO ORDER:**

The meeting was called to order at 7:01 by Chairperson Jill Conklin. Members present were Paige Rasid (seated for Rob Martin), Karl Walton, and Dan Fraro. Also present was John Collins, Building Official and Julia Sarno, recording secretary.

**II. PUBLIC HEARING:**

Application if Driving Range 349 Main St LLC, 15 Mullen Road, Enfield, CT for a modification to an existing Special Use Permit to include a cooking shed, a wood framed pavilion, a refrigerator/freezer building, the relocation of the existing seasonal tent, and a parking lot.

Jill Conklin opened the public hearing by reading the legal notice. Tim Coon with JR Russo & Associates and Jonathan Murray were at the hearing to represent the applicant and make a presentation. Also present were John Parks and Jim Bubaris from Bubaris Traffic Associates.

Mr. Coon discussed the previous application regarding this project had been denied, a decision that is currently being appealed. The new application has substantial changes which he is hoping will enable them to move forward. The cooking shed is still part of the application. However they are proposing the new wooden pavilion to replace the existing tent, as well as the relocation of the tent, a refrigerator freezer building, and a parking lot expansion. Mr. Coon showed a site plan of the project. The structure is 4200 sq feet with max occupancy of 300.

John Collins discussed some issues with the proximity of the multiple buildings. The cooking shed is now attached to the pavilion. It is actually a 5400 sq foot structure with the canopies. Mr. Collins discussed the building code requirements: a 20 ft separation is required between two buildings on the same lot. John has meet with the applicant to discuss this matter. The applicant is consulting an engineer to address this issue. A continuance will be needed on the application.

Mr. Coon went over the parking proposal. They are proposing 8 new paved spaces and 60 gravel spaces in a new lot. He explained they would like to leave the lot grassy but also have permission to use gravel if needed. The Conservation Commission was not in favor of this. Mr. Fraro offered up a few suggestions for alternatives. A water quality swail has been put in the plans so no matter what the surface is the water will meet requirements.

Mr. Coon noted a Lot Line Configuration has been approved by the Planning Commission. The septic system location on the lot has been checked. Steve Jacobs, Town Sanitarian has signed off on this.

A traffic study was presented by Bubaris Traffic. The report was presented to the commission. The determination is that the traffic works fine. It was determined that an exit only drive way

will be put in onto Main Street as new curb cut.

**THERE WAS NO AUDIENCE PARTICIPATION. NO ONE SPOKE AGAINST OR IN FAVOR OF THE APPLICANT.**

*A motion was made by Karl Walton to recess the public hearing and continue the public hearing on December 3, 2012 at 7:00 pm. Seconded by Dan Fraro, all in favor, motion carried.*

The building code issues and modifications to the footprint will be discussed at the Dec 3 meeting.

**III. MINUTES APPROVAL: November 5, 2012**

*There was a typo which needed correcting. A motion was made by Paige Rasid to approve minutes as amended. Seconded by Karl Walton, all in favor, motion carried.*

**IV. OLD BUSINESS:**

Application of Driving Range 349 Main Street LLC. Public Hearing Still Open.

**V. NEW BUSINESS: NONE**

**VI. DISCUSSION:**

a. Age restricted housing

Commission members discussed future possibilities of age restricted housing. There was a brief discussion on income limits, disabled and elderly housing. Size and types of units available in the town were discussed. The commission agreed a public hearing would be needed to get citizen input on this issue in the future.

**VII. STAFF/COMMISSION REPORTS: NONE**

Jill Conklin requested she start receiving the Zoning Commission monthly reports to be informed.

**VIII. CORRESPONDENCE AND BILLS : NONE**

**IX. ADJOURNMENT:**

*A motion was made to adjourn by Paige Rasid at 7:52. Seconded by Dan Fraro, all in a favor motion carried.*

*Respectfully submitted,*

*Julia Sarno, recording secretary*