

**TOWN OF SOMERS: ZONING COMMISSION**  
**REGULAR MEETING**  
**Tuesday, January 20<sup>th</sup>, 2015**  
**Meeting Minutes**

PRESENT: Chairperson Jill Conklin, Vice Chair Karl Walton, Paige Rasid, Dan Fraro and Lucas Cherry  
Staff Liaison John Collins was also present.

- I. CALL TO ORDER: Jill Conklin called the meeting to order at 7:00PM
- II. PUBLIC HEARING: Jill Conklin opened the Public Hearing by reading the public notice which was published on January 9<sup>th</sup> and January 15<sup>th</sup>, 2015. It read:

The Somers Zoning Commission will hold a Public Hearing at Somers Town Hall, 600 Main Street, Somers, CT ;to receive public comments on the following:

Application of Driving Range, 349 Main St, LLC, for modification of Special Use Permit for the following:

- a) Permit a 17' X 25' overhang at the ice cream service window
- a) Permit a 17' X 33' timber frame pavilion at the east side of the snack bar
- b) Permit the hosting of after-hours private events when the facility is closed to the public

Said proposal is on file in the Land Use Office of the Town of Somers, Somers Town Hall. At this hearing, interested persons may be heard and written communications received.

Dated at Somers, Connecticut this 7<sup>th</sup> day of January, 2015

The floor was opened to Tim Coons, Russo Associates, to give an overview of the plan.

Jonathan Murray, Sonny's Place, LLC and Tim Coons proceeded to answer questions posed by the Zoning Commission members.

Item a) and b): The objectives above of items a) and b) are to give customers shelter from rain or hot sun.

Item c: this item was the result of high schools and a college (including Somers High School) asking Sonny's Place to host 'safe parties' and/or college orientations in which students would be bussed to Sonny's Place, would have a full complement of chaperones from the schools, would stay late at night or all night and use some facilities, i.e., mini-golf and go-carts, the arcade and restaurant, may have team-building events. Sonny's Place would be fully staffed. Jonathan Murray disclosed that Somers High School actually held a 'safe party' last summer. It went smoothly with no complaints from surrounding residents. There were two State Troopers on the premises.

The floor was then opened to the public. There were two participants:

Dawn Karszes, 94 Scully Road

Ms. Karszes was the coordinator for Somers High School's 'safe party' last year and will be doing it again this year. It was a huge success last year. It saved the school money, the kids had a wonderful time, they didn't have to be bussed 2 hours away, etc. Dawn is very much in favor of approval of item c.

Linda Louise LaCasse, 87 Main Street

Ms. LaCasse is in favor of part c for high schools but is concerned that if college students are bussed in they will bring liquor with them. Also concerned that this will be extended to other types of parties in which liquor will be served. College students are more likely to be legal drinking age and high school students are more likely to be more manageable.

Jonathan Murray didn't think there would be a problem. He suggested that the Zoning Commission give Sonny's Place an approval for 12 months to give it a try. If problems occur they would adjust.

Karl Walton made a motion to close the Public Hearing. Lucas Cherry seconded. All were in favor. The Public Hearing was closed at 7:27PM.

III. MINUTES APPROVAL: The minutes from December 15, 2014 were reviewed. Paige Rasid made a motion to accept them as written. Dan Fraro seconded. All were in favor.

IV. NEW BUSINESS:

A. Annual Meeting:

a. Election of Officers: Paige Rasid made a motion to continue with the officers as they are:

Jill Conklin, Chairperson; Karl Walton, Vice Chairperson; and Dan Fraro, Secretary.

The motion was seconded by Lucas Cherry. All were in favor. The motioned carried.

b. Review of by-laws: The by-laws were distributed with the agenda. There were no suggested changes. Karl Walton moved to accept the by-laws as written. Lucas Cherry seconded. All were in favor.

B. Application for a Special Use Permit for an adult day-care at 179 Main Street..

Corrine Wassmuth, 54 Bobolink Road, came forward to review her plans for the adult-day care center at 179 Main Street. They will have a limit of 10 senior citizens at a time. They want to be opened from 7:00AM to 6PM. They will serve a continental breakfast and have lunch and snacks catered. The owners of 179 Main Street are renovating to be compliant with ADA standards.

Karl Walton made a motion to refer Ms. Wassmuth to Planning. Lucas Cherry seconded. All were in favor.

This will require a Public Hearing. It will be held Feb. 17, 2015. Ms. Wassmuth will be present.

V. OLD BUSINESS: Application of Driving Range, 349 Main Street, LLC for modification of Special Use Permit for the following:

a. Permit 17' X 25' overhang at the ice cream service window

b. Permit 17' X 33' timber pavilion at the east side of the snack bar

- c. Permit the hosting of after-hours private events when the facility is closed to the public

Members of the Zoning Commission continued to consider the input from Ms. Karszes and Ms. LaCasse.

Lucas Cherry made a motion, seconded by Karl Walton to make item a) and item b) one approval. All were in favor.

Paige Rasid made a motion to approve items a) and b). It was seconded by Lucas Cherry. All were in favor.

Lucas Cherry made a motion to table item c), give it some thought, and come with precise wording at the Feb. 2<sup>nd</sup> meeting. Karl Walton seconded. All were in favor.

- VI. STAFF/COMMISSION REPORTS: None
  - a. John Collins mentioned that Jennifer Roy had been hired to be ZEO & Land Use Technician.
- VII. CORRESPONDENCE AND BILLS: None
- VIII. ADJOURNMENT: Karl Lucas made a motion to adjourn the meeting. It was seconded by Paige Rasid. All were in favor.

Respectfully Submitted;  
Linda Abbott  
Recording Secretary