

**TOWN OF SOMERS
ZONING COMMISSION
REGULAR MEETING
MONDAY, February 1, 2016
7:00 p.m., Town Hall**

MINUTES

I. Call to Order:

Chairman Jill Conklin called the meeting to order at 7:06 p.m. Members present were: Jill Conklin; Dan Fraro; Paige Rasid; & Staff Liaison to the Zoning Commission John Collins. Absent were: Karl Walton and Lucas Cherry.

II. Public Hearing: There was none.

III. Minutes Approval: 12/7/15

A motion was made by Jill Conklin; seconded by Paige Rasid, and unanimously approved by the Commission to approve the 12/7/15 minutes, as written.

IV. New Business:

Annual Meeting

a. Election of Officers

b. Review of Bylaws

a. Election of Officers:

Paige Rasid made a motion to keep the current slate of officers; seconded by Dan Fraro and unanimously approved by the Commission. The officers are : Jill Conklin, Chairman; Karl Walton, Vice Chairman; Dan Fraro, Secretary; and John Collins, Staff Liaison to the Zoning Commission.

b. Review of Bylaws:

After a review of the current bylaws, a single change was made on page 2, Article VII., Section 1.

Paige Rasid made a motion; seconded by Dan Fraro, and unanimously approved by the Commission to eliminate the second Commission meeting per month and only have one meeting on the first Monday of each month, beginning immediately. Special meetings can still be scheduled, if needed. The rest of Section 1 remains the same.

V. Old Business;

Discussion:

a. Planned Development Districts (PDD)

b. Somersville Zoning

a. Planned Development Districts (PDD)

The discussion centered around the fact that the Board of Selectmen eliminated most of the development plans for the Somersville section of Town in order to save money. Some plans had to be eliminated because the State would not allow some of the proposed changes. None of these plans have been implemented.

John Collins explained that the Town would like to create a Somersville overlay zone – a PDD that is specific for one spot zoning. This would require a change to our current Zoning Regulations to allow a PDD. A proposed PDD for any area would have to have public water and sewers available.

We should create a master plan that indicates all of the changes that must be made in order to allow a PDD in order to have developers come forward with specific plans.

The Somersville Mill property was discussed. The town has a grant to cover the cost of cleaning up this property. The owner of the property has six months to pay his back taxes and regain ownership of the property.

John Collins gave each Commissioner a copy of the requirements for a Planned Development District. (PDD). They will review these requirements by the next meeting in March.

John Collins stated that the establishment of a PDD would require a Zoning amendment as well as a site plan amendment. He said the wording could be changed so that any property in Somersville could qualify for a PDD or any other part of town that had public water and sewers and a property size of at least 40,000 square feet.

VI. Staff/Commission Reports:

1. There is a proposal for a new gas station in town.
2. 124 Main Street – would like outdoor seating and outdoor music.
3. A farm sign request has been made for 304 Turnpike Road.

VII. Correspondence and Bills: There were none.

VIII. Adjournment:

Motion to adjourn was made by Paige Rasid; seconded by Dan Fraro and unanimously approved by the Commission. The meeting adjourned at 7:59 p.m.

Respectfully Submitted;

Dan Fraro, Secretary
Connie Carenzo, Recording Secretary