

**TOWN OF SOMERS
ZONING COMMISSION
SPECIAL MEETING
MONDAY, Monday May 16, 2016
7:00 p.m., Town Hall**

MINUTES

I. Call to Order:

*Chairman Jill Conklin called the meeting to order at 7:0 p.m. Members present were: Jill Conklin; Dan Fraro; Paige Rasid; Lucas Cherry; Lisa Pellegrini, First Selectman and Staff Liaison to the Zoning Commission John Collins. Absent was: Karl Walton
Also in attendance were Carl Landolina, Town Attorney and Glen Chalder from Planimetrics.*

II. Public Hearing(s):

NONE

III. Minutes Approval: 05/02/2016

A motion was made by Lucas Cherry; seconded by Dan Fraro, and unanimously approved by the Commission to approve the 05/02/2016 minutes, as written.

IV. New Business:

Glen Chalder presented the proposed Planned Development District (PDD) zoning concept to the Commission. Lisa Pellegrini made some introductory comments re: the reasons and benefits of such regulations, especially how they would benefit to development of the Somers Mill Site.

Glen then took the Commission through the proposed regulation step by step. The parts of this process then would be:

Approval of a Master Plan

A text amendment

A zoning map amendment

Some items to consider with this proposal:

Current regulations applies to Mill site only

POCD amendment needed to include other properties

Is current minimum 60,000 sq ft too much

Time limits and extensions

Adjacent vs. contiguous properties

Assemblage of contiguous properties

PDD zoning regulations create unique opportunities for developers

V. Staff/Commission Reports:

There were none

VII. Correspondence and Bills:

There were none.

VIII. Adjournment:

Motion to adjourn was made by Lucas Cherry; seconded by Dan Fraro and unanimously approved by the Commission. The meeting adjourned at 9:00 p.m.

Respectfully Submitted;

Jill Conklin, Chairperson
John R Collins, staff liaison to Zoning Commission

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.