

**TOWN OF SOMERS
ZONING COMMISSION
REGULAR MEETING
Monday, June 6, 2016
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; Staff Liaison to the Zoning Commission John Collins.*

II. PUBLIC HEARING:

Colleen Morin: application for a Home Occupation at 92 Main Street, Somers, CT to
conduct a Real Estate Office
*Jill Conklin read the legal notice that was published on May 25 and June 1, 2016. The
applicant was not present. The public hearing was opened: the applicant was not
present. The hearing was put on hold.*

III. MINUTES APPROVAL: (05/16/2016)

*Dan Fraro made a motion to accept the minutes as written, Paige Rasid
second the motion. The minutes were approved unanimously.*

IV. NEW BUSINES

- a) Application of Carmino Bonavita for a site plan amendment at 124 Main
Street to add an outdoor canopy, service bar and grilling area for existing patio
dining.

*A site plan was presented by Philip Burdick, Landscape architect showing an
addition to an existing patio and a proposed canopy over approximately 1/2 of the
patio to house grilling area and an outdoor consumer bar. An amendment to it's
liquor license would be required to operate a "second consumer bar" outside.
Also was included a vestibule at the front entrance and a new walk-in cooler in
the rear.*

*Paige Rasid made a motion to approve the application and refer to Planning
Commission with the following conditions:*

- 1.) Acoustic music only*
 - 2.) Photometric lighting plan to be submitted with the Building Permit
Application*
 - 3.) Outdoor music to end at 11PM*
 - 4.) Hours for outdoor seating/dining to be as follows:
Thursday thru Saturday: 11am to midnight
Sunday thru Wednesday: 11 am to 11 pm*
 - (5) Subject to approval by the Planning Commission*
- Lucas Cherry second the motion. All were in favor. Motion passed*

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(b) Application of Joanna's LLC dba Joanna's Restaurant for a site plan amendment to locate a patio in the front of the restaurant to encompass the front and center entrances.

Jeff Lipton presented the proposal for the patio at the front of the building. There will be no additional lighting with this proposal. It will be separated by planters at the perimeter on the existing pavement.

San Fraro made a motion to approve the application and refer to the Planning Commission with the following conditions:

- 1) Acoustic music only*
- 2) Music off outside by 11 am*
- 3) Jeff Lipton will meter sound if complaints are received*
- 4) Hours of operation Sunday through Thursday until 1 am; Friday and Saturday until 2 am*
- 5) Subject to approval by the Planning Commission*

Dan Fraro made a motion to approve the proposal, Lucas Cherry seconded the motion.

All were in favor.

II PUBLIC HEARING (continued):

Colleen Morin: application for a Home Occupation at 92 Main Street, Somers, CT to conduct a Real Estate Office

The hearing was re-opened to the public. No one spoke for or against.

Lucas Cherry made a motion to close Public Hearing. Dan Fraro second the motion.

All were in favor; the public hearing was closed at 8:01.

V. OLD BUSINESS:

Colleen Morin: application for a Home Occupation at 92 Main Street, Somers, CT to conduct a Real Estate Office

The Commission reviewed application, floor plans, and proposed driveway plan.

John Collins indicated that staff had reviewed the lot coverage (25%) and new driveway cut location (75' from Main Street centerline).

(a) Hours of operation 8 am-6pm

(b) No non-resident employees

Lucas Cherry made a motion to approve the application, Dan Fraro second the motion. The application was approved.

VI. STAFF/COMMISSION REPORTS

a) Revised draft: PDD (Planned Development District)

b) ZEO report

a) A revised copy of the PDD from the May 16, 2016 meeting was given out.

There will be a special meeting September 19 to review the revisions. Glen Chalder and Carl Landolina will be present.

- b) The ZEO provided a summary of activity from January through May 2016.

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The ZEO has received comments and correspondence re: keeping of a small number of chickens in residential neighborhoods. A proposal for an amendment to the Somers Zoning Regulations to allow a small number of chickens with accessory structures located per accessory structure setbacks was distributed to the commission members.

A motion to table the chicken regulations was made by Lucas Cherry. Second by Paige Rasid. The motion to table the discussion of the provision to allow chickens as an accessory use was passed unanimously.

VII. CORRESPONDENCE AND BILLS

None

VIII. ADJOURNMENT

The meeting was adjourned at 8:46 pm

Respectfully Submitted;

Jill Conklin, Chairperson

John R Collins, staff liaison to Zoning Commission

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.