

JUL 14 2016

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**TOWN OF SOMERS: ZONING COMMISSION**  
**REGULAR MEETING**

**Monday, July 18, 2016**  
**7:00 PM TOWN HALL**

**I. CALL TO ORDER**

**II. PUBLIC HEARING:**

Application of Bruce E Wood, 223 Wood Road, Somers, CT: renew Special Use Permit to conduct an earth removal and filling operation at 263 Wood Road, Somers volume 97 pg 173.

**III. MINUTES APPROVAL: (06/20/2016)**

**III. OLD BUSINESS:**

Discussion/possible decision:  
Application of Bruce E Wood, 223 Wood Road, Somers, CT: renew Special Use Permit to conduct an earth removal and filling operation at 263 Wood Road, Somers volume 97 pg 173.

**IV. NEW BUSINESS:**

Application of Hendels, Inc, 35 Great Neck Rd, Waterford, Ct: Construction of a 4000 SF (91'X44') convenience store and filling station with associated parking and utilities

**V. STAFF/COMMISSION REPORTS**

PDD regulation public hearing set for September 19, 2016

**VI. CORRESPONDENCE AND BILLS**

**VII. ADJOURNMENT**

The Zoning Commission appreciates citizen input. Please contact the Land Use Office during regular business hours or in writing to find out the best way to communicate your concerns.

If you are unable to attend this meeting, **PLEASE CALL** the Land Use Office at 860 763-8220 or 860 763-8215

**\*\*Commission must have a quorum to meet. Thank You\*\***

JUN 29 2016

**TOWN OF SOMERS  
ZONING COMMISSION**

The Somers Zoning Commission will hold a Public Hearing on Monday, July 18, 2016 at 7:00 PM in the Somers Town Hall, 600 Main Street, Somers, CT. to receive public comments on the following:

Application of Bruce E Wood, 223 Wood Road, Somers, CT: renew Special Use Permit to conduct an earth removal and filling operation at 263 Wood Road, Somers

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 29th day of June, 2016

Zoning Commission

Jill Conklin, Chairman

To be published:     July 5, 2016  
                              July 12, 2016

JUN 21 2016

**TOWN OF SOMERS: ZONING COMMISSION**

**SPECIAL MEETING**

**Monday, June 20, 2016**

**7:00 PM TOWN HALL**

**MINUTES**

**I. CALL TO ORDER**

*The meeting was called to order at 7:05 pm. In attendance were Dan Fraro, Chairwoman Jill Conklin, Paige Rasid, and Lucas Cherry. Also in attendance were staff liaison John Collins and Jay Ussery from JR Russo and Associates.*

**II. PUBLIC HEARING:**

NONE

**III. MINUTES APPROVAL: (06/06/2016)**

**III. NEW BUSINESS:**

Receive application of Bruce E Wood, 223 Wood Road, Somers, CT: renew Special Use Permit to conduct an earth removal and filling operation at 263 Wood Road, Somers volume 97 pg 173.

*Jay Ussery made a brief presentation regarding the current status of the application. He presented up-to-date mapping showing current configuration of the gravel pit and commented as to how little the pit had changed since last year. He also indicated new efforts proposed to restore areas that were no longer affected by the current operation.*

*Dust complaints were reviewed as well as current efforts to control dust.*

*Paige Rasid made a motion to accept the application, refer to the Planning Commission, schedule a Public Hearing for July 18, 2016, and extend current permit through and including July 31, 2016.*

*Dan Fraro second the motion; all were in favor and the motion carried.*

**IV. OLD BUSINESS:**

NONE

**V. STAFF/COMMISSION REPORTS**

Discussion re: proposed PDD regulation

*There was a brief discussion re: the proposed PDD regulation amendment. Mr. Collins informed the commission that a Public Hearing for this amendment has been scheduled for September 19, 2016.*

**Zoning Minutes**  
**6/20/2016**  
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**VI. CORRESPONDENCE AND BILLS**

*None*

**VII. ADJOURNMENT**

*A motion to adjourn was made by Paige Rasid at 7:43 pm. Lucas Cherry seconded the motion. The motion was passed.*

Respectfully Submitted;

Jill Conklin, Chairperson

John R Collins, staff liaison to Zoning Commission

**MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.**

## GRAVEL BANK PERMIT

CHECK \$600.00  
2 060816 N030315 TND


<b>NAME AND LOCATION OF BANK</b> <u>Wood Gravel Operations LLC</u>
<u>Stafford Road, Root Road, Wood Road, Somers Connecticut</u>

<b>NAME OF OWNER</b> <u>Bruce E. Wood</u>	<b>NAME OF OPERATOR</b> <u>Bruce E. Wood</u>
<b>ADDRESS OF OWNER</b> <u>223 Wood Road</u> <u>Somers, Connecticut 06071</u>	<b>ADDRESS OF OPERATOR</b> <u>223 Wood Road</u> <u>Somers, Connecticut 06071</u>

<b>TELEPHONE NUMBER OF OWNER</b> <u>860-250-4007 Cell</u> <a href="mailto:RCaldwell@woodco.necoxmail.com">RCaldwell@woodco.necoxmail.com</a>	<b>TELEPHONE NUMBER OF OPERATOR</b> <u>860-763-4185 Work</u> <u>860-250-4007 Cell</u>
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<b>NAME AND ADDRESS OF BONDING AGENT</b> <u>The McMahon Company Inc.</u> <u>46 Church Street, P.O. Box 769</u> <u>Rocky Hill, Connecticut 06067</u> <u>860-563-2838 860-257-7597 fax</u>	<b>NAME, ADDRESS AND TELEPHONE NUMBER OF LOCAL AGENT</b> _____ _____ _____
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<b>AMOUNT AND TYPE OF BOND</b> <u>Surety Bond</u>	<u>2015 BOND AMOUNT \$53,980.00</u>
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<b>FEE RECEIVED</b>	<b>DATE</b>
<b>DATE OF PERMIT</b>	<b>FROM TO</b>
<b>SIGNATURE OF OWNER</b> 	<b>DATE</b> <u>MAY 22, 2016</u>

<b>ISSUED BY THE SOMERS ZONING COMMISSION BY</b>	<b>DATE</b>

**NOTE: APPROVAL SUBJECT TO COMPLIANCE OF THE SOMERS ZONING REGULATIONS, SECTION 5**

<b>COMMENTS</b> <u>Screeners/Separators on site</u>
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## John Collins

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**From:** Jay Ussery <jussery@jrusso.com>  
**Sent:** Monday, July 11, 2016 10:17 AM  
**To:** John Collins  
**Cc:** Tim Coon  
**Subject:** RE: wood gravel application

Hi John,

Will have the revised plan to you tomorrow am. Bruce has the water wagon back at the pit and will be providing some pictures showing it in use. We are also top soiling and hydro-seeding about 3 acres in that upper cleared area.

Thanks,  
Jay

James E. Ussery Jr., LLS  
Principal Land Surveyor



**J.R. RUSSO & ASSOCIATES, LLC**  
1 Shoham Road, East Windsor, CT 06088  
(CT) 860.623.0569 (MA) 413.785.1158  
[jussery@jrusso.com](mailto:jussery@jrusso.com) | [www.jrusso.com](http://www.jrusso.com)

**From:** John Collins [<mailto:jcollins@somersct.gov>]  
**Sent:** Monday, July 11, 2016 9:03 AM  
**To:** Jay Ussery <jussery@jrusso.com>  
**Subject:** wood gravel application

Jay

Do you plan to have an updated map showing the revised property line at the gravel operation location for the July Zoning Commission mtg? And will you have the status of what dust control measures have been put in place and any future dust control methods that are being considered?

**TOWN OF SOMERS**

ZONING COMMISSION

P.O. BOX 308  
SOMERS, CONNECTICUT 06071

**SITE PLAN APPLICATION**

**APPLICATION FEE: \$185 (\$60 to St)**

PLEASE TYPE OR PRINT

DATE: JUNE 17, 2016

APPLICANT: Hendels Inc. ADDRESS: 35 Great Neck Rd, Waterford, CT 06385

LOCATION: 589 Main St, Somers, CT

OWNER OF PROPERTY: Somers Property LLC, 62 LaSalle Rd, Suite 301, West Hartford, CT 06107

ZONE B

STATE CLEARLY ACTION AND USE REQUESTED:

REDEVELOPMENT OF THE SITE LOCATED AT 589 MAIN STREET TO INCLUDE A RETAIL USE.

INTENDED USE OF PROPERTY SHOULD APPROVAL BE GRANTED

CONSTRUCTION OF A 4,000 SF (91'X44') CONVENIENCE STORE AND FILLING STATION WITH ASSOCIATED PARKING AND UTILITIES.

NUMBER OF OFF STREET PARKING SPACES 30 (22 STRIPED & 8 PUMP STALLS)

SIGNATURE  President DATE 6-22-16

DO NOT WRITE BELOW SIGNATURE

DATE OF HEARING SCHEDULED \_\_\_\_\_ DATE HELD \_\_\_\_\_



TO: Town of Somers  
Zoning Commission  
600 Main Street  
Somers, CT 06071  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
PHONE: \_\_\_\_\_

DATE: June 30, 2016  
JOB #: 5901-03  
Attention: John Collins  
RE: 589 Main Street  
Somers, CT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**METHOD OF DELIVERY:**

- FedEx Priority Overnight (next business morning)   
 FedEx Standard Overnight (next business afternoon)   
 Regular Mail   
 Hand Delivery/Pickup  
 Electronic

**WE ARE SENDING YOU:**

- Plans     Specifications     Copy of Letter     Permit Application  
 Samples     Shop Drawings     Other \_\_\_\_\_

Copies	Date	No./Action	Description
3			Site Plan Application & \$185 Fee
3			Site Plans
3			A-2/T-2 Property Survey
3			Stormwater Management Narrative
3			Building Floor Plan & Elevations
3			Traffic Impact Study

**THESE ARE TRANSMITTED:**

- For approval     For your use     As requested     For review and comment

**REMARKS:**

**RECEIVED**

JUN 30 2016

BY: LAND USE DEPT.

COPY TO:

Signed: Matthew Ducsay