

TOWN OF SOMERS: ZONING COMMISSION
SPECIAL MEETING MINUTES

Monday, September 19, 2016
7:00 PM TOWN HALL

I. CALL TO ORDER

Chairman Jill Conklin called the meeting to order at 7:11 p.m. Members present were: Chairman Jill Conklin; Vice Chairman Karl Walton; Paige Rasid; Lucas Cherry; Dan Fraro; Town Attorney Carl Landolina and Staff Liaison to the Zoning Commission John Collins.

II. PUBLIC HEARINGS:

Continuation Public Hearing that was opened on July 18, 2016 for the application of Hendels, Inc, 35Great Neck Rd, Waterford, Ct: Construction of a 4000 SF (91'X44') convenience store and filling station with associated parking and utilities

Dan Overton from Milone and McBroom presented revisions based on the comments from the September 9, 2016 meeting. They included revisions to crosswalks and crosswalk controllers per Ct Dot proposed improvements, changes to proposed site plan to address concerns of the Somers Congregational Church, and revisions to address Somers regulation 214-15 (50 foot unobstructed site line at intersection). Lucas Cherry asked if photometric plan would be submitted. Dan Overton indicated that it would. Luca Cherry then if all lighting would meet Dark Sky Compliance and if the photometric plan would show no "light trespass" on surrounding parcels. Dan Overton indicated light at property lines would be 1/10th. foot candle or less. Jill Conklin asked if Hendel had considered different site configurations. They had.

Town Engineer Jeff Bord spoke re: his report to the Commission. He indicated the applicant appears to have met provisions of the regulations with the revised plans and if the site plan is approved the State DOT would review the intersection for ROW improvements

Carl Landolina read 214-15 Corner lots; visibility at intersections. He then submitted a drawing from the Town Engineer showing 50', 75', and 100' of corner visibility restrictions. Paige Rasid asked about DOT improvements. Scott Hesketh, Town Traffic Consultant submitted a drawing showing the changes/improvements the DOT will perform at a later date.

Town Engineer commented that the State ROW at this location was approximately 32', a distance much greater than normal.

Jill Conklin read a memo from John Roache, Somers Fire Marshal indicating applicant meets all current codes. John Collins read a previously received memo from the Fire Marshal indicating he had no concerns regarding the current drawings and information.

Carl Landolina referenced 214-78 Hazardous waste contingency plan, and 214-79 Storage of potential water contaminants. Applicant should provide details to indicate how they will meet these requirements.

Karl Walton ask Town Traffic Consultant Scott Hesketh if increasing the site line of 50' as 214-15 provides would increase the vision of drivers approaching the stop light. Mr. Hesketh indicated at 50' drivers would be able to see for a significant distance approaching the light. Carl Landolina asked if the DOT changes would have a significant impact on the intersection. Mr Hesketh indicated that left hand turns would be easier to make. Waiting time would increase but intersection would be safer.

Carl Landolina explained the time line for a decision on the zoning application based on a decisions from the Conservation Commission on October 5, 2016.

At this time Jill Conklin asked for public comments against the application. The following residents spoke against:

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|--------------------------------|-----------------------------|
| <i>1)Ralph Petkis</i> | <i>167 Sokol Road</i> |
| <i>2)Dave Arnold</i> | <i>9 Dillenback Rd</i> |
| <i>3) John Ellis</i> | <i>35 Colonial Drive</i> |
| <i>4) Linda Louise LaCasse</i> | <i>87 Main St</i> |
| <i>5) Fran Golden</i> | <i>87 Maple Ridge Dr</i> |
| <i>6) Marie Burnette</i> | <i>82 Rye Hill Circle</i> |
| <i>7) James Radziewicz</i> | <i>237 Gulf Rd</i> |
| <i>8)Tom Chilicki</i> | <i>243 Main St</i> |
| <i>9)Leah Vesser</i> | <i>186 Highland View Dr</i> |
| <i>10)Renee Mallet</i> | <i>55A Main St</i> |
| <i>11)Tracey Eisenman</i> | <i>85 Michele Dr</i> |

Carl Landolina (re: picture of a Henny Penny in Wallingford) indicated that images presented during the Public Hearing need to be retained by the Commission.

He then asked the applicant if he had a contract to purchase the property. The applicant indicated yes and stated he planned to be involved with the property for many years.

Atty Landolina then asked the Commission for a consensus vote on 214-15 regarding a 50 ft dimension. All agreed.

Lucas Cherry made a motion to continue the public hearing until October 17, 2016. All in favor; hearing continued until October 17, 2016.

III. MINUTES APPROVAL: (September 19, 2016)

Paige Rasid made a motion to approve the minutes as written. Luca Cherry seconded the motion. The minutes were approved with a unanimous vote

IV. OLD BUSINESS:

This item was tabled due to the continuation of the Public Hearing

V. NEW BUSINESS:

none

VI. STAFF/COMMISSION REPORTS

Reschedule PDD regulation public hearing until November 21, 2016

Due to an apparent conflict with the continuation of the Hendels application on October 17, 2016 Mr. Collins recommended re-scheduling the PDD Public Hearing until November 21, 2016. Glen Chalder has agreed.

Karl Walton Motion to re-schedule PDD public hearing until November 21, 2016. Paige Rasid seconded the motion. All in favor; motion passed.

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VII. CORRESPONDENCE AND BILLS

There were none

VIII. ADJOURNMENT

A motion to adjourn was made by Lucas Cherry at. It was seconded by Jill Conklin. All were in favor; the motion passed. The meeting was adjourned at 9:11 PM.

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****