

**TOWN OF SOMERS: ZONING COMMISSION  
REGULAR MEETING MINUTES  
Monday, October 17, 2016 7:00 PM @ TOWN HALL**

**I. CALL TO ORDER**

**II.** *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.*

**III. PUBLIC HEARINGS:**

a. Application of Cellco Partnership d/b/a Verizon Wireless (“Cellco”) for a Special Use Permit for the installation of a wireless telecommunications facility at the Somers Congregational Church at 599 Main Street, Somers, CT. The facility will consist of two (2) antennas and two (2) remote radio heads located inside the Church’s bell tower. Equipment associated with the antennas and radio heads would be located inside the Church building  
*Attorney Alexander Jude presented the application to the commission. All equipment will be installed within the church bell tower. Application conforms to current A-1 zoning regulations as amended in 2015.*  
*There were no comments from the public either for or against the application. Karl Walton made a motion to close the public hearing. Paige Rasid second the motion. All were in favor; the motion passed. The Public Hearing was closed at 7:12.*

b. Continue Public Hearing that started on July 18, 2016 for the 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.  
*Chairman Jill Conklin made a statement that public comments regarding the application should only be for new information.*  
*Dan Overton from Milone and Mcbroom presented the updated plans. Changes made included:*  
*a) A photometric plan of the site lighting.*  
*b) The simple method (Schueler Method) for estimating site pollutants.*  
*c) A revised site plan and how the revisions improve the overall design of the project.*  
*Lucas Cherry stated that photometric design does not show lighting fixtures are Dark Sky compliant. Applicant requested to provide Dark Sky compliance information.*  
*The Chairman then opened the hearing for public comments. The following residents spoke, generally against the application:*

- |                        |                   |                       |                     |
|------------------------|-------------------|-----------------------|---------------------|
| 1)Jim Radzewitz        | 237 Gulf Rd       | 8)John Cutter         | 14 Olmsted Manor Dr |
| 2)Matthew Lewowicz     | 18 Bridlepath Dr  | 9)Meriam Doneman      | 42 Patsun Rd        |
| 3)Joan Ellis           | 35 Colonial Dr    | 10)Sandra Bruso       | 11Mallard Circle    |
| 4)Tom Chilicki         | 243 Main St       | 11)Louis Shangiman    | 20 Plymouth Rd      |
| 5)Leah Vesper          | 186 Highland View | 12)Catherine Chilicki | 243 Main St         |
| 6)Linda Louise LaCasse | 87 Main St        | 13)Joan Ellis         | 35 Colonial Dr      |
| 7)Carol Pyne           | Sunset Dr         | 14)Fran Golden        | 87 Maple Ridge Dr   |

*Discussions followed regarding the following:*

- a.)Ground water runoff*
- b.)DEEP requirements*
- c.)Design of underground gasoline tanks*
- d.)Existence of existing or abandoned wells*
- e.)Questions re: “petroleum expert”*

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*Attorney Len Jacobs, representing the applicant came forward with the following statement: This is a site plan application. It has been reviewed by Town Staff, The Town Engineer, a Peer Review for traffic. The application is in compliance with the Somers zoning Regulations as well as all applicable State standards.*

*Carl Landolina advised that the public hearing could be closed, but a decision could not be made until there was a decision from the Conservation Commission.*

*Karl Walton made a motion to close the public hearing. Lucas Cherry second the motion. All were in favor; the motion carried. The Public Hearing was closed at 9:27*

### **III. MINUTES APPROVAL: (September 19, 2016)**

*Karl Walton made a motion to approve minutes. Lucas Cherry second the motion. The minutes were unanimously approved as written.*

### **IV. OLD BUSINESS:**

- a. Discussion/possible decision: Application of Cellco Partnership d/b/a Verizon Wireless (“Cellco”) for a Special Use Permit for the installation of a wireless telecommunications facility at the Somers Congregational Church at 599 Main Street, Somers, CT. The facility will consist of two (2) antennas and two (2) remote radio heads located inside the Church’s bell tower. Equipment associated with the antennas and radio heads would be located inside the Church building.

*A motion to approve the application was made by Karl Walton. A second was made by Lucas Cherry. All were in favor; the motion carried*

- b Discussion/possible decision: 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.

*A motion to table discussion/decision on this application until November 7, 2016 was made by Lucas Cherry. Karl Walton second the motion. The motion was approved with a unanimous decision.*

### **V. NEW BUSINESS:**

Application of Kelly Mooney/John Daddario for an outdoor wood burning furnace at 759 Stafford Road, Somers, Ct. pursuant to Zoning Regulation 214-93.2

*A motion to accept the application and schedule a Public Hearing for November 7, 2016 was made by Lucas Cherry. The motion was second by Karl Walton. The motion was unanimously approved.*

### **VI. STAFF/COMMISSION REPORTS**

- a) PDD regulation public hearing set for September 19, 2016

- b) ZEO report

*The ZEO referenced several chicken complaints, junk cars and various sign complaints. The commission appeared to be in favor of taking another look at the zoning regulations as they relate to chickens*

- c) Corn maze at 379 Main St

*The commission seemed to be split on this subject. As the attraction will close before the next meeting, this will be brought up at a later date*

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**VII. CORRESPONDENCE AND BILLS**

*None*

**VIII. ADJOURNMENT**

*A motion to adjourn was made by Lucas Cherry. The motion was second by Karl Walton. The motion passed, the meeting was adjourned at 9:54*

**THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING**