

TOWN OF SOMERS: ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, NOVEMBER 7, 2016 7:00 PM @ KIBBE FULLER HALL
619 MAIN ST, SOMERS, CT

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:

Application of Kelly Mooney/John Daddario for an Outdoor Wood Burning Furnace (OWBF) at 759 Stafford Road, Somers, Ct. pursuant to Zoning Regulation 214-93.2 The chairman opened the floor for comments in favor of the application. As there were none she asked the applicant Kelly Mooney if she wished to make a statement. Applicant stated she believed she meet all current Somers Regulations and State of CT regulations relating to OWBF.

The chairman then opened the floor for comments against the application.

***Sharon Miller: 718 Rocky Dundee Road.** She asked what the regulations are for acceptable emissions from an outdoor wood burning stove. Karl Walton reads the Somers regulation for the public in attendance and Sharon Miller.*

***Sunny Ahleuwalia: 715 Stafford Road** He indicated where his house is located on a map. Referenced map shows his house is outside the 500' radius from the assumed installation location of the OWBF.*

***George Schober: 98 Rocky Dundee Road:** Also owner of and legal representative of GCS Development, the developer of the subdivision which included 759 Stafford Road. He submitted letter from his clients who are currently living in Hebron, CT but own a lot which was sold by George Schober dba/ GCS Development.*

George Schober pointed out that Somers regulation requires the applicant for an OWBF to provide a certified map from a Ct licensed land surveyor which shows property lines of all properties within 500' of the OWBF and the exact location of the installation of the OWBF.

Mr. Schober then spoke on the hazards of OWBF's and provided substantial material to support these hazards.

*A letter from **George Shulburt: 58 Rocky Dundee Road** citing opposition to the application was read into the record and given to the commission.*

A motion to continue the public hearing until December 5, 2016 was made by seconded by All were in favor: the motion passed.

II. MINUTES APPROVAL: (October 17, 2016)

Dan Fraro made motion to approve minutes. Karl Walton seconded motion. All in favor: October 17, 2016 minutes were approved.

III. OLD BUSINESS:

- a. Discussion/possible decision: Application of Kelly Mooney/John Daddario for an Outdoor Wood Burning Furnace (OWBF) at 759 Stafford Road, Somers, Ct.
The discussion was tabled pending the closing of the public hearing.

- 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

The Conservation Commission approved application on November 2, 2016 with conditions and Carl Landolina updated the board/public on what was discussed during the Conservation Commission relating to the Henny Penny application.

A discussion ensued regarding what conditions of approval should be required for the Zoning Commission approval of the application. A motion to continue the discussion/possible decision until November 28, 2016 was made by Paige Rasid. Karl Walton seconded the motion. All in favor: the motion carried

IV. NEW BUSINESS:

Meeting Dates for 2017

Karl made a motion to approve proposed 2017 meeting dates. Dan Fraro seconded the motion. All in favor: the motion carried.

V. STAFF/COMMISSION REPORTS

- a. PDD regulation public hearing set for November 21, 2016
- b. ZEO report

Two ZBA applications have been received to reduce required setbacks for buildings housing chickens.

VI. CORRESPONDENCE AND BILLS

There were none

VII. ADJOURNMENT

Motion to adjourn the meeting was made by Karl Walton. Motion was seconded by Paige Rasid. All in favor: the meeting was adjourned.