

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

**Monday, November 21, 2016**  
**MINUTES**

**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 HEARING:**

Proposed text amendment to create a Planned Development District (PDD) zoning concept for the Somersville Mill Site

*Glen Chalder from Planimetrics gave a summary of the PDD concept and the proposed regulation for adoption by the Somers Zoning Commission.  
The chairman then opened the floor to public comments.*

***Brad Pellissier – 167 Scully Rd (vice chairman of mill ad hoc committee)***  
*Spoke in favor of proposed PDD and how it's a positive step for the community and entire town of Somers, CT.*

***Steve Getman – 19 School Street***  
*Spoke in favor of the PDD for the town of Somers,*

***Richard Cheney – 175 Highland View Drive***  
*Vice-Chairman of Economic Development  
Speaks in favor of the PDD and how it allows the Zoning Board to have more control to ensure a development that's positive for the town actually happens.*

***Katherine Mashiak – 54 Springfield Road***  
*Asked how much control the town/zoning board would have under this PDD*

***Glen Chalder***  
*Spoke to the zoning board and provided answers for Katherine Mashiak questions.*

***Lisa Pellegrini – 687 Hall Hill Road:***  
*Spoke re: how it was important to retain “historical” aspects of community when obtaining a grant. The ad-hoc committee has discussed the PDD as being a possible type of “Campus” or “Community” mixed use opportunity.*

***Tim Keeney – Maple Street: (chairman of mill ad hoc committee)***  
*The PDD concept allows for maximum control by the Town while working with developers. He supports the PDD as proposed. He also indicated that Patrick McMann, former Economic Director for Windsor Locks had attended a prior mill ad hoc committee mtg. Mr. McMann felt that the Somersville Village idea could look like Simsbury, CT one day and this is a step in the correct direction. Windsor Locks new PDD has been going on for past 7-8 years.*

*Glen Chalder was asked the difference in meaning of “contiguous” and abutting”. A definition provided by Atty Carl Landolina via email was read.*

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*He further explained that once PDD was approved for a property, another property owner meeting the abutting or contiguous definition could submit under PDD plan.*

*A discrepancy between the wording of 214-143a and 214-143c was noted. 214-143a references “contiguous and abutting” whereas 214-143c references only “contiguous”. Glen recommended that the two sections should read the same.*

*Joe Iadarola – 311 Mt. View Road – Ask if the “post office” property could be developed in the Mill PDD if the Developer wanted to include it by purchasing the property.*

*Glen indicated that would be allowable if the property were included in the original application or that it was proposed after the mill PDD was developed*

*Karl Walton made a motion to close the Public Hearing. Lucas Cherry seconded the motion. All members were in favor; the Public Hearing was closed at 7:41pm*

**III. MINUTES APPROVAL: (11/07/2016)**

*Karl Walton made a motion to table minutes until the December 5, 2016 meeting. Jill Conklin seconded the motion. All members were in favor of tabling the minutes*

**III. NEW BUSINESS:**

Discussion/possible decision to approve a text amendment to create a Planned Development District (PDD) zoning concept for the Somersville Mill Site

*Karl made a motion to change 214-143 Section C. from “shall be contiguous” to “Shall be contiguous or abutting” property. The motion was seconded. All were in favor; the motion passed*

*Karl Walton then made a motion to approved the PDD amendment as amended and approve with an effective date of December 17, 2016. Dan Fraro seconded the motion. All members were in favor; the motion passed*

**IV. OLD BUSINESS:**

NONE

**V. STAFF/COMMISSION REPORTS**

NONE

**VI. CORRESPONDENCE AND BILLS**

**VII. ADJOURNMENT**

*Karl Walton made a motion to adjourn the zoning meeting. Motion was seconded by Paige Rasid. All members were in favor; the meeting was adjourned at 7:46pm*