

TOWN OF SOMERS: ZONING COMMISSION

SPECIAL MEETING

Monday, November 28, 2016

7:00 PM TOWN HALL

MINUTES

I. CALL TO ORDER

Chairman Jill Conklin called the meeting to order at 7:03 pm. In attendance were vice chair Karl Walton, Lucas Cherry, Paige Rasid, and Dan Fraro. Also in attendance were Town Attorney Carl Landolina and staff liaison John Collins.

II. PUBLIC HEARING:

NONE

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

Karl Walton made a motion to approve 11/07/2016 meeting minutes. Dan Fraro seconded the motion. All were in favor: the motion passed.

IV. NEW BUSINESS:

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

Site lighting, traffic flow in and out of the site, and the appearance of the canopy were discussed. A motion to approve was made by Lucas Cherry with the following modifications to the site plan:

- 1. Modification to show right turns in and out only from Route 83 and Route 190. Reconfigure entrances and exists to be shown on site plan. Final design to be approved by Town Engineer.*
- 2. (a) Modification to show same or similar lighting fixture as shown on Lighting Option "A" which is a LED fixture. Lighting option "A" was submitted to the applicant and engineer through the Zoning Staff Liaison, John Collins.
(b) Modification of lighting poles to be the same or similar as shown on pole example which was submitted to the applicant and engineer through the Zoning Staff Liaison, John Collins.*
- 3. Modification of canopy to compliment the overall building design as selected by the applicant and to be one solid color.*
- 4. Modify the site plan to show ant elevation matching the elevation drawing created by MDA Architecture and referencing Hendel's Inc. MDA # HDL-1180, 589 MAIN STREET, SOMERS, CT O6071 submitted by the applicant.*
- 5. Approval of site plan will NOT include signage as shown on page SD-3 which is on sheet 7 of 9 in detail #3.*

VI. OLD BUSINESS:

NONE

VII. STAFF/COMMISSION REPORTS

NONE

VIII. CORRESPONDENCE AND BILLS

NONE

IX. ADJOURNMENT

A motion to adjourn was made by Karl Walton. Motion was seconded by Dan Fraro. All were in favor: meeting was adjourned at 8:14

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING