

**TOWN OF SOMERS  
ZONING COMMISSION  
MINUTES - REGULAR MEETING  
Monday, April 3, 2017**

I. **CALL TO ORDER:** Vice-Chairman Karl Walton called the meeting to order at 7:03pm. In attendance were Dan Fraro, Paige Rasid, and Staff Liaison Jennifer Roy. Absent: Lucas Cherry

II. **PUBLIC HEARINGS:** None

III. **MINUTES APPROVAL:** Paige Rasid made a motion to approve the March 6, 2017 minutes as written, Dan Fraro seconded, all in favor, motion passed.

IV. **OLD BUSINESS:**

1. Parks Superior Sales, 23 Hall Hill Road – Site Plan approval

The commission was advised that the Conservation Commission approved this application and a positive referral was received from the Planning Commission. A brief description was provided for Jill Conklin, and discussion was held. Karl Walton made a motion to approve the Site Plan for 23 Hall Hill Road to construct a 9600 square foot storage building. Dan Fraro seconded, all in favor, motion passed.

V. **NEW BUSINESS:** None

VI. **STAFF/COMMISSION REPORTS:**

Jennifer Roy provided ZEO report; along with a letter from Jeff Bord, Town Engineer, that was sent to Bruce Wood, owner/operator of Wood Gravel pit.

A discussion was held regarding site visit to Wood Gravel pit performed by Jennifer Roy and John Collins; and a visit by Jeff Bord a week later. Several violations to the Zoning regulations and conditions of approval were observed on both site visits. Paige Rasid requested a follow-up inspection be performed by May 1<sup>st</sup>, and a detailed report be provided to the commission.

Further discussion was held regarding the next steps to be taken; a phone call will be placed to Mr. Wood. If no response, or any attempts to bring the pit into compliance; further enforcement action will be taken.

Final item on report, proposed cell tower at 248 Hall Hill Road. A letter and informational packet was provided to the commission from Cuddy and Feder, LLP on behalf of Eco-Site, Inc. outlining the proposed cell tower and consultation process. Jennifer Roy provided details from initial meeting between herself, Jeff Bord, Daniel Laub of Cuddy and Feder, and Chuck Bruttomesso, consultant from

Airosmith Development. Once necessary photos are taken of the site and area, the application process is started. There will be various photos taken of site from balloon and vehicle; then application will be made to the siting council. A siting council session will be scheduled. This session will take place starting at the site; then move to Town Hall where the panel will be sworn in, and remainder of session will be held. The session will then recess until 7pm that same evening and a Public Session will be held. At the Public Session there will be a presentation then a time for questions and answers.

The applicant will notify abutting property owners and run a legal notice in the paper for this siting council session.

If town officials requested an initial Public Session could be held early on in the process. The Zoning Commission felt it will not be necessary to hold two Public Sessions. The Public Session as part of the process normal process should be sufficient.

VII. CORRESPONDENCE AND BILLS: None

VIII. ADJOURNMENT: Paige Rasid made a motion to adjourn, Dan Fraro seconded, all in favor, meeting adjourned 8:55pm.

Respectfully Submitted,

Jennifer Roy

*\*\*Minutes are not official until approved at subsequent meeting.*