

**TOWN OF SOMERS
ZONING COMMISSION
MINUTES - REGULAR MEETING
Monday, June 4, 2018**

CALL TO ORDER: Meeting was called to order at 6:35p.m. Members present: Jill Conklin, Chairperson, Karl Walton, Dan Fraro, Paige Rasid, and Lucas Cherry. Also present: Attorney Carl Landolina, Kathy Devlin, Selectman, Glen Chalder, Planimetrics, and Jennifer Roy, Staff Liaison.

PUBLIC HEARING: Wood Gravel Operations LLC – Gravel Bank permit renewal

Jay Ussery, from J.R. Russo & Associates presented the commission with an updated site plan for the renewal. Mr. Ussery explained what has been done to achieve compliance with the requirements of the site plan approval. The site is watered daily, there are newly seeded areas, and the stock piles are being reduced.

Mr. Vincent Navin of 244 Root Road came forward to speak in opposition of the renewal. Mr. Navin stated the dust problem has improved; however, he does not feel the rest of the site is in compliance, mentioning the grass is not where it should be.

No one else present to speak in favor or opposition.

Karl Walton made a motion to continue the public hearing to the July 16, 2018 meeting, pending report/response from Jeff Bord, Town Engineer and the Planning Commission, Paige Rasid seconded, all in favor, motion carried.

Dan Fraro made a motion to allow Wood Gravel operation to continue 45 days past the June 30, 2018 expiration, to allow time for completing the public hearing and decision process. Karl Walton seconded, all in favor, motion carried.

OLD BUSINESS:

Discussion/Decision: Wood Gravel Operations LLC permit renewal - Tabled to July 16, 2018 meeting.

Discussion/Decision: Hendels Inc., 589 Main Street – Site Plan application

Attorney Carl Landolina addressed the commission, reminding them that they cannot impose the condition of no left turns in and out of the site, as ruled by the court. The commission must now render a decision, on the site plan application of Hendel's Inc, based on the facts that were

presented at the public hearings for which the transcripts were provided to the commission for review.

Discussion was held. Lucas Cherry, Secretary, read a portion of the November 28, 2016 Zoning Commission meeting minutes, reminding the commission of the approval and conditions rendered at that time. Further discussion was held. Jill Conklin and Karl Walton referred to the traffic report to determine time of day with high traffic volume.

Lucas Cherry made a motion to approve the Site plan application of Hendels, Inc., 35 Great Neck Rd, Waterford, CT to construction a 4000 SF (91'X44') convenience store and filling station with associated parking and utilities at 589 Main Street, Somers, CT (zoned B: business) with the following modifications:

1. (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.
2. Modification of canopy to compliment the overall building design as selected by the applicant and to be one solid color.
3. Modify the site plan to show an elevation matching the elevation drawing created by MDA Architecture and referencing Hendel's Inc. MDA # HDL-1180, 589 Main Street, Somers, CT 06071 submitted by the applicant.
4. Approval of site plan will NOT include signage as shown on page SD-3 which is on sheet 7 of 9 in detail #3.
5. Modification to site plan requiring installation of signage prohibiting left turns from Both the Route 190/Main Street and Route 83/South Road exits from the site, Monday-Friday 7am-9am and 4pm-6pm, and on Saturday 11am-1pm.

Dan Fraro seconded motion, all in favor, motion carried by unanimous vote.

Review and discussion of Zoning Regulations. Glenn Chalder of Planimetrics continued his presentation of suggested changes and issues to address within the regulations. Discussions were held regarding the various topics.

STAFF/COMMISSION REPORTS:

ZEO Report: Jennifer Roy reviewed possible new business at 21 Eleanor Road for a self-storage facility; confirmed with the commission that this would be considered a "Warehouse" and require site plan approval per our current regulations. The commission unanimously agreed that this would be an appropriate classification.

Review of Sonny's Place – Special Use Permit. Ms. Roy expressed concerns to the commission regarding several additional events being held at Sonny's Place; most that meet the definition of Mass Gathering. Ms. Roy reminded the commission that Somers now has a Mass Gathering ordinance, which helps with the public safety issues; however; determination should be made as to what is allowed under current permit, and if there should be a modification to permit or new Special Use permit issued.

Discussion was held as to events already scheduled. The majority of the commission agreed to allow these events to take place. It was decided that Ms. Roy will request Sonny's Place management to attend the next regular meeting scheduled for July 16, 2018, with a detailed plan for future operations and events so the commission may complete a comprehensive analysis, and address concerns such as parking and hours of operation.

CORRESPONDENCE/BILLS: None

MINUTES APPROVAL: April 2 & 16, 2018 and May 21, 2018

Lucas Cherry made a motion to accept the minutes as written; Karl Walton seconded, motion carried by unanimous vote.

ADJOURNMENT

Karl Walton made a motion to adjourn, Dan Fraro seconded, all in favor, meeting adjourned 9:25p.m.

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