

**TOWN OF SOMERS
ZONING COMMISSION
MINUTES - REGULAR MEETING
Monday, July 16 2018**

CALL TO ORDER: Meeting was called to order at 6:45p.m. Members present: Jill Conklin, Chairperson, Karl Walton, and Dan Fraro. Also present: Jennifer Roy, Staff Liaison.

PUBLIC HEARING: The public hearing from June 4, 2018 was reconvened at 6:48p.m. for Wood Gravel Operations LLC – Gravel Bank permit renewal.

Tim Coon, from J.R. Russo & Associates presented/reviewed with the commission the updated site plan for the renewal. Brief discussion was held. Jennifer Roy confirmed that the bond was received, and Jeff Bord has agreed to allow the soil depths to be added to the next as-built survey.

No one else present to speak in favor or opposition.

Dan Fraro made a motion to close the public hearing, Karl Walton seconded, all in favor, public hearing was closed at 6:53p.m.

OLD BUSINESS:

Discussion/Decision: Wood Gravel Operations LLC permit renewal

Karl Walton made a motion to approve the renewal application for Wood Gravel Operation, 263 Wood Road, with the following conditions:

- The earth berm at the top of the excavated pit area along with the adjacent area to the south be loamed, seeded and mulched.
- A revised Restoration Bond in excess of the required amount of \$22,730 has been posted with the Town of Somers.
- Add as-built topsoil depths of the recently established eastern slope to the next As-Built Plan.

all in favor, motion carried.

NEW BUSINESS:

Site plan application #18-002: Steve Riley, 21 Eleanor Road, Somers

Suzanne Choate, Design Professionals, Inc. presented a proposed site plan to construct “self-storage” facility at 21 Eleanor Road. The site would be secured by a locked gate; with an office in the main existing building. Daniel Jameson, also with Design Professionals presented a plan for storm water management. Discussion was held, the commission agreed that a public hearing was not necessary.

Karl Walton made a motion to accept the application of Steve Riley, 21 Eleanor Road, for construction of a self-storage facility, and refer it to the Planning Commission; Dan Fraro seconded, motion carried by unanimous vote.

STAFF/COMMISSION REPORTS:

ZEO Report: Jennifer Roy reviewed possible new business at 11 South Road for a Tattoo Shop; under the classification of “Personal Service”; which is allowed in the commercial zone. The commission unanimously agreed that this would be an appropriate classification.

Review of Sonny’s Place – Special Use Permit. Ms. Roy reiterated concerns to the commission regarding several additional events being held at Sonny’s Place. A discussion was held regarding the possible steps to take. Ms. Roy asked the commission for determination 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; with Jonathan Murray, Chris Shaw and Gerry Antonacci of Sonny’s Place. Various past events were discussed, including the issues such as parking and public safety. Ms. Roy explained to Mr. Shaw and Mr. Murray that they should be sure that any organization holding an event at their facility provide them with a copy of the Mass Gathering permit from the Town. Mr. Shaw stated that their intention is to obtain the permits directly from the Town.

Among the events discussed were safe-grad overnight parties, concerts, chili-fest and the like. Ms. Roy asked the commission to officially state if these operations can continue until such time as the zoning regulations are revised, at which time the current Special Use permit will be reviewed for modification or an additional Special Use permit will be requested.

Karl Walton made a motion to allow the operations at Sonny’s Place to continue, as they have been operating, including overnight parties and concerts without any further modifications to current permit, until the commission has received revised zoning regulations, at which time the commission will re-evaluate the need for additional Special Use permits, Dan Fraro seconded, motion carried by unanimous vote.

CORRESPONDENCE/BILLS: None

MINUTES APPROVAL: June 4, 2018

Karl Walton made a motion to accept the minutes, with corrections; Dan Fraro seconded, motion carried by unanimous vote.

ADJOURNMENT

Karl Walton made a motion to adjourn, Dan Fraro seconded, all in favor, meeting adjourned 8:05p.m.

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