

**TOWN OF SOMERS
ZONING COMMISSION
MINUTES - REGULAR MEETING
Monday, November 5, 2018**

CALL TO ORDER: Meeting was called to order at 6:33p.m. Members present: Jill Conklin, Chairperson, Karl Walton, Lucas Cherry, Paige Rasid, and Dan Fraro. Also present: Jennifer Roy, Staff Liaison, Bud Knorr, First Selectman.

NEW BUSINESS:

1. #18-004: Freida B, LLC, application for Special Use permit for a conservatory to be located at 952 Main Street, Somers.

Renatta Bowers, Paula LaJoie, and David LaJoie present to speak on their application. Ms. Bowers explained that they have secured a location and are requesting a Special Use permit to hold their workshops and retreats. A walk-through has been performed by the Building Official and Fire Marshal. The building is 2 story; they will use the main floor for the meetings. The lower level will serve as office/distribution operations. They anticipate primarily Wednesday – Saturdays as days of operation. A site plan was presented along with the application, reflecting the proper number of parking spaces required as per the maximum capacity set forth by the Fire Marshal.

Discussion was held.

Paige Rasid made a motion to accept the application, refer it to the Planning Commission, and schedule a public hearing for Monday, November 19, 2018 at 6:00pm. Lucas Cherry seconded the motion, all in favor, motion carried.

STAFF/COMMISSION REPORTS:

Jennifer Roy reported that there have been several functions being held at Copper Hill Farm on Hall Hill Road; therefore, a Notice of Zoning Violation has been issued. Ms. Roy has not heard back from the owner of the farm, she will monitor the activity and events; and will advise the owner again that he must apply for a Special Use permit should he plan on continuing events.

Ms. Roy also reported that the Manager of Sonny's Place had reached out requesting approval to temporarily relocate one of the climbing walls for November/December so it is closer to the arcade and other activities taking place over the winter. Since this is a portable unit, Ms. Roy felt it was not necessary to have the site plan modified by the commission. The commission members were all in agreement with Ms. Roy and felt this was acceptable.

MINUTES APPROVAL: October 1, 2018 and October 15, 2018

Karl Walton made a motion to approve the October 1st and 15th minutes as written. Paige Rasid seconded the motion, all in favor, motion carried.

ADJOURNMENT

Dan Fraro made a motion to adjourn, Paige Rasid seconded, all in favor, meeting adjourned 7:15 p.m.

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