

**TOWN OF SOMERS
ZONING COMMISSION
MINUTES - REGULAR MEETING
Monday, December 3, 2018**

CALL TO ORDER: Meeting was called to order at 6:32p.m. Members present: Jill Conklin, Chairperson, Karl Walton, Lucas Cherry, and Dan Fraro. Also present: Jennifer Roy, Staff Liaison. Absent: Paige Rasid

OLD BUSINESS:

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

Jill Conklin reminded the commission that the public hearing was closed, and opened the floor to the commission members for discussion and action on the application.

Lucas Cherry shared with the commission that he has resided on Main Street for 10 plus years, and in all this time, he hasn't seen anything out of the ordinary that would alarm him to traffic issues should Frieda B LLC begin to operate at 952 Main Street.

Discussion was held.

Dan Fraro made a motion to approve application 18-004, Frieda B, LLC for Special Use permit to operate at conservatory located at 952 Main Street. Karl Walton seconded the motion, all in favor, motion carried.

NEW BUSINESS:

1. #18-005: Protek Autoworks dba PT Custom Carts, 74 South Road, Somers, for site plan approval for sale of motor vehicles.

Mike Ulitsch and Laura King present to speak on their application. Mr. Ulitsch explained that he'd like to utilize this location for selling some cars in addition to his Field Road location. Also, that this is more visible, and the custom golf carts are not typically sold during the winter months. With proper town approvals, they would apply for an additional license from Dept. of Motor Vehicles.

Jennifer Roy explained to the commission that this applicant has already been approved by the Zoning Board of Appeals as per State Statute; however, our zoning regulations require site plan approval from the Zoning Commission. A brief discussion was held.

Karl Walton made a motion to accept application #18-005 for Protek Autoworks, refer to Planning Commission, and place the application on the agenda for a Special Meeting, December 17, 2018 at 6:30p.m., with no public hearing necessary. Dan Fraro seconded the motion, all in favor, motion carried.

CORRESPONDENCE:

1. Mark and Karen Murdoch, Somers, CT

Mark and Karen Murdoch present to address the commission regarding possible changes in the zoning regulations to consider vineyards & wineries as a permitted use. A summary of the proposed business they would like to open in Somers was presented.

Discussion was held regarding wineries, and other types of businesses that the commission envisions in the revised regulations.

2. 2019 Meeting Schedule

Karl Walton made a motion to accept the 2019 Meeting Schedule as presented. Dan Fraro seconded, all in favor, motion carried.

MINUTES APPROVAL: November 5, 2018 and November 19, 2018

Karl Walton made a motion to approve the November 5th and 19th minutes as written. Dan Fraro seconded the motion, all in favor, motion carried.

ADJOURNMENT

Dan Fraro made a motion to adjourn, Karl Walton seconded, all in favor, meeting adjourned 7:04 p.m.

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