

**TOWN OF SOMERS
ZONING COMMISSION
MINUTES - REGULAR MEETING
Monday, February 4, 2019**

CALL TO ORDER: Meeting was called to order at 6:32p.m. Members present Karl Walton, Vice-Chair, Paige Rasid and Dan Fraro. Also present: Jennifer Roy, Staff Liaison, and Bud Knorr, 1st Selectman

Jill Conklin entered the meeting at 6:40p.m.

NEW BUSINESS:

1. Application #19-002: ALICO, LLC, Helder F. Nunes, 96 White Oak Road, Somers: Special Use permit for Home Occupation.

Helder Nunes of ALICO, LLC present to speak on his application. Mr. Nunes explained that his business is based out of Ludlow, Massachusetts; and he and his wife both have company owned vehicles. Since the company owned vehicles are garaged in Somers, they are being taxed by the Town of Somers. In order to register the vehicles in Connecticut Mr. Nunes wishes to establish a Connecticut address for his business; causing him to apply for a Special Use permit for Home Occupation.

Karl Walton explained to Mr. Nunes that the Zoning Commission has no prevue over taxes. Discussion was held regarding what type of business Mr. Nunes operates, and what vehicles he drives.

Paige Rasid made a motion to reject the application of ALICO, LLC for Home Occupation as this does not fit the criteria of a Home Occupation. Dan Fraro seconded the motion, all in favor, motion carried.

OLD BUSINESS: None

CORRESPONDENCE/BILLS:

1. Letter from resident and contractor Tom Corenzo, previously distributed, was presented to the commission; along with an additional letter received by Jerry Tarbox. Both letters addressing possible changes in the zoning regulations.
2. Grower Direct Farms, 143 Four Bridges Road, Somers.

Attorney George Schober and Sam Smith present to discuss second location with the commission. Attorney Schober explained that his client wishes to grow mums at their Four Bridges Road location. They would like permission to install necessary equipment and structures for growing these mums prior to applying for a Special Use Permit, as the permitting process takes several months. Attorney Schober states they are farming, and this is an as of right of use. Later in the spring they will begin installing the first set of approximately 15 acres of greenhouses. Once they are ready for greenhouses, apply for Special Use permit.

Paige Rasid asked if they have any plan prepared, they do not.

Jennifer Roy explained that our Zoning Regulations require a Special Use permit for Greenhouses/Nurseries. In Ms. Roy's opinion, confirmed in discussions with town attorney, a Special Use permit is required prior to adding structures and cement walkways/isles for equipment; including a loading dock facility.

Further discussion was held; Grower Direct will submit information, and any necessary permit applications for building over well/pump and electrical. Permit applications will be reviewed for confirmation that the only structure created is to protect the well. Further, the commission does not object to the installation of gravel as a means of access to the land.

MINUTES APPROVAL: January 7, 2019

Paige Rasid made a motion to approve the January 7, 2019 minutes as written. Dan Fraro seconded the motion, all in favor, motion carried.

ADJOURNMENT

Paige Rasid made a motion to adjourn, Jill Conklin seconded, all in favor, meeting adjourned 7:17 p.m.

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