

**TOWN OF SOMERS
ZONING COMMISSION
MINUTES - REGULAR MEETING
Monday, April 1, 2019**

CALL TO ORDER: Meeting was called to order at 6:30p.m. Members present Jill Conklin, Chairperson, Karl Walton, Vice-Chair, Paige Rasid and Dan Fraro. Also present: Jennifer Roy, Staff Liaison. Absent: Lucas Cherry

NEW BUSINESS:

1. #19-003: Robert Smyth, 251 Field Road, Somers. Application for a Special Use permit to install an Outdoor Wood Burning Furnace in the Industrial Zone, per section 214-93.2 of the zoning regulations.

Robert Smyth present to speak on his application. Mr. Smyth explained that he'd like to install an outdoor wood burning furnace, which would be used for both structures on his property. Mr. Smyth presented an example of the model he would be installing.

Discussion was held. Karl Walton made a motion to accept the application, refer to the Planning Commission, and schedule a public hearing for Monday, May 6, 2019 at 6:30p.m. Paige Rasid seconded the motion, all in favor, motion carried.

2. #19-004: Somers Motor Sales, LLC, 20-40 VASALIE Road, Somers. Application for Site Plan approval for motor vehicle sales & repair facility in the Industrial Zone, per section 214-98B(36) of the zoning regulations.

Patrick Malloy, owner of Somers Motor Sales, LLC, present to speak on his application. He would like to open a used car sales/repair facility at 20-40 VASALIE Road. Previous owner had applied for and received approvals but never opened. The commission members reviewed the site plan, and discussion was held.

Paige Rasid made a motion to approve the site plan for Somers Motor Sales, LLC, 20-40 VASALIE Road, Somers. Karl Walton seconded, all in favor, motion carried.

3. #19-005: Grower Direct Farms, 143 Four Bridges Road, Somers. Application for a Special Use permit for Greenhouse operations, in the A-1 Residential Zone, per section 214-98B(30) of the zoning regulations.

Sam Smith, Grower Direct Farms, present to speak on the application. The site plan/layout was explained, and discussion was held. Mr. Smith pointed out that this will not be a year round operation, nor will it be the size of their main location on Hampden Road.

Discussion was held. Mr. Smith explained that there will not be lighting on the property that would affect neighboring properties. The growing that will be done at this location is only successful by daylight, and night darkness.

Karl Walton made a motion to accept the application, refer it to the Planning Commission, and schedule a public hearing for Monday, May 6, 2019 at 6:30p.m. Paige Rasid seconded the motion, all in favor, motion carried.

STAFF REPORT: Jennifer Roy presented the commission with further correspondence received regarding the changes to the zoning regulations. A brief discussion was held.

MINUTES APPROVAL: March 4, 2019 & March 18, 2019

Karl Walton made a motion to approve the March 4 & 18, 2019 minutes as written. Paige Rasid seconded the motion, all in favor, motion carried.

ADJOURNMENT

Dan Fraro made a motion to adjourn, Karl Walton seconded, all in favor, meeting adjourned 7:13 p.m.

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