

**TOWN OF SOMERS
ZONING COMMISSION
MINUTES - REGULAR MEETING
Monday, May 6, 2019**

CALL TO ORDER: Meeting was called to order at 6:36p.m. Members present Jill Conklin, Chairperson, Lucas Cherry and Dan Fraro. Also present: Jennifer Roy, Staff Liaison.

NEW BUSINESS

#19-006: Baystate Blasting Inc, Ludlow, MA. Application for Special Use permit for excavation/earth removal of approximately 12,000 cubic yards at 40 Hallie Lane, Somers, per Section 214-70 of the zoning regulations.

Matthew DiLeo of Baystate Blasting present to speak on the application. Mr. DiLeo explained the area of property where the blasting will take place. The abutting property owners have been notified.

Discussion was held. Lucas Cherry felt the applicant could blast the 1,000 cubic yards that the regulations allow without a permit.

Lucas Cherry made a motion to accept application #19-006 Baystate Blasting for a Special Use permit for excavation/earth removal of approximately 12,000 cubic yards, schedule a public hearing for June 3, 2019 at 6:30pm, and allow the applicant to blast up to 1,000 cubic yards as permitted by regulation. Dan Fraro seconded motion. 2-1 vote; Lucas Cherry and Dan Fraro in favor, Jill Conkin opposed.

Discussion was held, unclear if motion passes if 2-1. Jill Conklin made a motion to strike the previous motion and votes; accept application #19-006 Baystate Blasting for a Special Use permit for excavation/earth removal of approximately 12,000 cubic yards, schedule a public hearing for June 3, 2019 at 6:30pm. Dan Fraro seconded, all in favor, motion passed.

PUBLIC HEARING opened at 7:10pm

#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.

The following abutters addressed the commission regarding application #19-003:

Richard Navikonis, 385 Billings Road, Somers. Mr. Navikonis has concerns about the height of the chimney. His property already gets smoke from another wood burning furnace in the neighborhood.

Joe Decker, 393 Billings Road, Somers. Mr. Decker has concerns about the distances and smoke.

Jane Legg, 13 Lindell Drive, Somers. Ms. Legg also has concerns about the distance and smoke.

Discussion was held, the commission assured the residents that the permits and inspections will ensure property installation and operation of the furnace.

Favorable referrals received from the Planning and Conservation Commissions.

Dan Fraro made a motion to close the public hearing, Lucas Cherry seconded, all in favor, hearing closed.

#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.

Tim Coon of J. R. Russo & Associates LLC gave a presentation for Grower Direct Farms.

Attorney George Schober also spoke on behalf of Grower Direct. Attorney Schober referenced zoning section 214-88 regarding Greenhouse Operations.

Bill McKloskey, 127 Hampden Road, Somers, spoke in favor of the application. Mr. McKloskey is an abutter for the Hampden Road location of Grower Direct. He has never had any issues with deliveries, traffic or otherwise. He feels Grower Direct is a great neighbor.

Dan Fraro made a motion to close the public hearing, Lucas Cherry seconded, public hearing closed 8:04pm.

OLD BUSINESS: Discussion/Decision

#19-003: Robert Smyth, 251 Field Road, Somers. Discussion was held. Dan Fraro made a motion to approve application #19-003 Robert Smyth, 251 Field Road, for a Special Use permit to install a wood burning furnace. Lucas Cherry seconded, all in favor, motion passed.

#19-005: Grower Direct Farms, 143 Four Bridges Road, Somers. Discussion was held. Lucas Cherry made a motion to approve application #19-005 Grower Direct Farms, 143 Four Bridges

Road, Special Use permit for Greenhouse operation per Zoning section 214-98B(30) and 214-88 finding the applicant's plan will be:

1. In harmony with the actual or permitted development of nearby properties and immediate neighborhood.
2. For agricultural purposes with any on-premises sales limited to products raised on the premises.
3. Adequately buffered from nearby residential properties and appropriately located on the property to protect the residential character of the area.

Dan Fraro seconded motion, all in favor, motion passed.

CORRESPONDENCE:

Greg Hazelton, Copper Hill Farm, 144 Hall Hill Road – discussion held regarding Special Use permit for events at farm. The commission felt the one or two events he's holding currently are acceptable. Once the new regulations take effect, he should proceed with applying for a Special Use permit to hold more regular events.

MINUTES APPROVAL: April 1, 2019 & April 29, 2019 Dan Fraro made a motion to approve the minutes as written, Lucas Cherry seconded, all in favor, motion passed.

ADJOURNMENT: Lucas Cherry made a motion to adjourn, Dan Fraro seconded, all in favor, meeting adjourned at 8:28pm.

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