

**TOWN OF SOMERS  
ZONING COMMISSION  
MINUTES - SPECIAL MEETING  
Monday July 15, 2019 - 6:30 PM - Somers Town Hall**

CALL TO ORDER: Meeting was called to order at 6:30pm. Members present, Jill Conklin, Karl Walton, Dan Fraro and Paige Rasid. Also present, Jennifer Roy, Staff Liaison, and Jeff Bord, Town Engineer

**NEW BUSINESS:**

1. #19-009: Old Mill English Tea Room LLC, 63 Maple Street, Somers. Application for a Text Amendment to the Somers Zoning Regulations, Sections: 214-4 Definitions: adding “tea room”; 214-39 and 214-39(D) Professional Offices, Home Occupations and Bed-and-breakfast establishments: to add “tea room”; and 214-98(c) Schedule of permitted accessory uses: adding “17a. Tea Room” as permitted use in the A-1 Zone with a Special Use permit.

Attorney John Parks present to represent applicant. Attorney Parks presented a revised detail on text amendment, adding “214-4 definitions. Delete the word “Tea Rooms” from Home Occupation B.”

Brief discussion was held. Karl Walton made a motion to accept application #19-009 Old Mill English Tea Room LLC, 63 Maple Street, for a text amendment, refer it to planning, and schedule a public hearing for August 12, 2019 at 6:30pm. Dan Fraro seconded, all in favor, motion carried.

2. #19-010: Old Mill English Tea Room LLC, 63 Maple Street, Somers. Application for a Special Use permit for a Tea Room as an accessory use pursuant to Section 214-98(c) 17a of the Somers Zoning Regulations.

Attorney John Parks also spoke on application for Special Use permit for Old Mill English Tea Room LLC. This use is fitting with the area, and less volume than previous use as a Bed and Breakfast.

Brief discussion was held. Karl Walton made a motion to accept application #19-010 Old Mill English Tea Room LLC, 63 Maple Street, for a Special Use permit for a Tea Room as an accessory use, refer it to planning, and schedule a public hearing for August 12, 2019 at 6:30pm.

**OLD BUSINESS:**

1. Glenn Chalder of Planimetrics present to discuss zoning regulations.

A summary of public comments was presented to the commission. Discussions were held on each item/subject. The present and proposed zoning maps were also discussed.

Jeff Bord explained the various zone boundary changes. Revised maps and definitions will be provided to the commission for review prior to September meeting.

ADJOURNMENT: Karl Walton made a motion to adjourn, Paige Rasid seconded, all in favor, meeting adjourned at 9:04pm.

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