

**TOWN OF SOMERS  
ZONING COMMISSION  
MINUTES - SPECIAL MEETING  
Monday August 12, 2019 - 6:30 PM - Somers Town Hall**

CALL TO ORDER: meeting was called to order at 6:34 pm. Members present: Jill Conklin, Karl Walton, Dan Fraro and Lucas Cherry. Also present: Jennifer Roy, Staff Liaison.

PUBLIC HEARING: Opened at 6:35pm.

#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 speak for the applicant; explained the text amendment his applicant is requesting.

The following residents spoke:

Kathy Devlin, 1 Lake Drive – in favor  
Ardie Carey, 8 Kibbe Grove Road – in favor  
Pat Bachetti, 68 Sokol Road – in favor  
Ann Levesque, 230 Four Bridges Road – in favor  
Noah Starkey, 64 Maple Street – opposed  
Richard Carey, 8 Kibbe Grove Road – in favor

Karl Walton made a motion to close the public hearing at 6:50pm, seconded by Dan Fraro, motion carried.

Discussion was held among commission members.

Karl Walton made a motion to approve application #19-009, Old Mill English Tea Room LLC, for a text amendment to the following sections of the Somers Zoning Regulations:

§ 214-4 Definitions. Add the following new definition:

"TEA ROOM" - Space in a suitable and permanent building kept, used, maintained, advertised and held out to the public to be a place where a limited menu of food is served."

§ 214-4 Definitions. Delete the word "Tearooms" from **HOME OCCUPATION B**.

§ 214-39 Professional offices, home occupations and bed-and-breakfast establishments. Add the word "tea room" after the word "home occupations" in both the title to this section as well as the first sentence following the title to this section.

§ 214-39 (D) Add the word "tea room" after the word "professionals".

§ 214-98 (c) Schedule of Permitted Accessory Uses.

	<b>A</b>	<b>A-1B</b>	<b>I</b>
Add the following:			
<b>"17a. Tea Room</b>	<b>N</b>	<b>SUN</b>	<b>N"</b>

Dan Fraro seconded, motion carried.

Public hearing for application #19-010 opened at 6:52pm.

#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 gave brief explanation of the application, and introduced Nancy Knorr to speak regarding the operations.

Mrs. Knorr gave the commission and public an overview of the hours and type of operations that are being proposed for the tea room.

Richard Carey, 8 Kibbe Grove Road – spoke about parking concerns, and in favor of tea room

Ann Levesque, 230 Four Bridges Road – in favor

Kathy Devlin, 1 Lake Drive – in favor

Noah Starkey, 64 Maple Street – spoke about parking, as well as hours of operation, and future uses of the property that concern him.

Karl Walton made a motion to close the public hearing at 7:15pm, Dan Fraro seconded, motion carried.

Discussion was held among commission members.

Karl Walton made a motion to approve application #19-010, Old Mill English Tea Room, LLC, for a Special Use permit to operate a Tea Room as an accessory use/home occupation. Dan Fraro seconded, motion carried.

NEW BUSINESS:

#19-011: Copper Hill Farm, Greg Hazelton, 144 Hall Hill Road, Somers. Pursuant to section 214-93 of the Zoning Regulations, requesting a Special Use permit for Food Festivals, Music Jamborees, and Markets in the A-1 Residential Zone.

Jennifer Roy, Staff Liaison explained application #19-011, and the proposed events Mr. Hazelton would like to hold on his farm.

Karl Walton made a motion to accept application #19-0114, Copper Hill Farm, 144 Hall Hill Road, for a Special Use permit for Food Festivals, Music Jamborees, and Markets in the A-1 Residential zone, refer it to the Planning Commission, and schedule a public hearing for Tuesday, September 3, 2019 at 6:30pm. Lucas Cherry seconded, motion carried.

OLD BUSINESS: Discussion of Draft of Zoning Regulations. The commission discussed several definitions that Glenn Chalder would like their direction on, as well as some zone changes for Somersville section of the zoning map.

ADJOURNMENT: Karl Walton made a motion to adjourn, Dan Fraro seconded. Meeting adjourned at 7:44pm.