

**TOWN OF SOMERS
ZONING COMMISSION
MINUTES - REGULAR MEETING
Monday, October 7, 2019 - 6:30 PM - Somers Town Hall**

CALL TO ORDER: Meeting was called to order at 6:36pm. Member present, Jill Conklin, Karl Walton, Paige Rasid and Dan Fraro Also present, Jennifer Roy, Staff Liaison. Absent: Lucas Cherry

PUBLIC HEARING reconvened from September 3, 2019:

#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.

Public hearing was opened at 6:37 pm. Greg Hazelton of Copper Hill Farm discussed his application for Special Use permit for Food Festivals and Music Jamborees. Mr. Hazelton shared with the commission that at the recommendation of town staff, he has relocated the November music festival to the Four Town Fairgrounds. He still plans on a few smaller pop-up markets and events on his farm throughout the year.

Jennifer Roy shared that she and the Fire Marshal performed a site visit. Also that the Planning Commission referred the application back to Zoning Commission with the same concerns.

Stacy Clark, 121 Hall Hill Road, spoke about her concerns with the music and late hours of the event. With the event being moved, and just regular day time activity on the farm, she is not as concerned.

Discussion was held.

Public hearing was closed at 6:47pm.

Karl Walton made a motion to approve application #19-011 for a Special Use permit for Copper Hill Farm, 144 Hall Hill Road, to allow Food Festivals and pop-up Farmers Markets during daylight hours, with no approvals for Music Jamborees. Dan Fraro seconded, all in favor, motion carried.

OLD BUSINESS:

Pre-application review - Gingras Development. Donald Poland, Consultant for Tom Careno presented a proposal to the commission regarding changing the age-restricted housing approval

for Mr. Carenzo's property on Eleanor Road. Mr. Poland re-capped his presentation from prior meeting as some commission members were not in attendance.

Discussions were held.

NEW BUSINESS:

1. #19-012: Hillsdale College, 33 E College Street, Hillsdale, MI. Pursuant to section 214-98 B (3) of the Zoning regulations, applicant is seeking a Special Use Permit to all operation of a religious institution at 700 Hall Hill Road, Somers, CT.
2. #19-013: Hillsdale College, 33 E College Street, Hillsdale, MI. Pursuant to section 214-98 B (3) of the Zoning regulations, applicant is seeking a Special Use Permit to all operation of a religious institution at 708 Hall Hill Road, Somers, CT.
3. #19-014: Hillsdale College, 33 E College Street, Hillsdale, MI. Pursuant to section 214-98 B (3) of the Zoning regulations, applicant is seeking a Special Use Permit to all operation of a religious institution at 732 Hall Hill Road, Somers, CT.
4. #19-015: Hillsdale College, 33 E College Street, Hillsdale, MI. Pursuant to section 214-98 B (3) of the Zoning regulations, applicant is seeking a Special Use Permit to all operation of a religious institution at 740 Hall Hill Road, Somers, CT.

Jill Conklin called forward Attorney John Parks to speak on the applications, including all 4 applications as one presentation.

Attorney Parks commented that he had not received any requests for additional information. Attorney Parks felt his office has provided the commission with as much information that is provided by any other applicant.

Jennifer Roy commented that she felt there should be more detail as to the use of the property and advised Attorney Parks.

Discussion was held regarding the completion of the application. Attorney Landolina explained to the commission what their options are; accept the applications and schedule a public hearing, or take no action in which case they are automatically accepted, or reject the applications as incomplete. Discussion was held.

Attorney Landolina advised the commission that they can discuss what additional information and reports they would like to see, at their November meeting, and schedule a public hearing at that time.

Karl Walton made a motion to accept Hillsdale College applications #19-012 – 700 Hall Hill Road, 19-013 – 708 Hall Hill Road, 19-014 – 732 Hall Hill Road and 19-015 – 740 Hall Hill Road, seeking Special Use Permits for the operation of a Religious Institution; refer the

applications to the Planning Commission, and schedule a public hearing for December 2, 2019. Paige Rasid seconded, all in favor, motion carried.

MINUTES APPROVAL: Karl Walton made a motion to accept the September 3 and 23rd 2019 meeting minutes as written. Dan Fraro seconded, all in favor, minutes approved.

ADJOURNMENT: Karl Walton made a motion to adjourn, Paige Rasid seconded, all in favor, meeting adjourned at 7:36pm.

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