

**TOWN OF SOMERS
ZONING COMMISSION
MINUTES - SPECIAL MEETING
MONDAY, JANUARY 13, 2020
6:30 PM - Somers Town Hall Auditorium**

CALL TO ORDER: Meeting was called to order at 6:35pm. Members present: Jill Conklin, Chairperson, Karl Walton, Dan Fraro, and Paige Rasid. Also present, Jennifer Roy, Staff Liaison.

PUBLIC HEARING:

Glenn Chalder of Planimetrics gave a power point presentation, outlining the major changes to the Zoning Regulations.

Jennifer Roy presented written correspondence for the record.

Karen Murdoch, 24 Gulf Road, Somers – in favor

Jerry Tarbox, 2 Meadowbrook Road, Somers – concerns about noise regulation

Erin Tynan, 48 Michele Drive, Somers – in favor

Somers Thirty Two, LLC, Main Street, Somers – request removal of separating distance for drive-thru's

Rick Leno, Mason Lane, Somers, CT – in favor

Amy Palazzesi, 89 GeorgeWood Road, Somers – in favor

Dale Desmarais, (address not provided) – in favor

Lisa Salimbas, 15 Olmsted Manor Drive, Somers – in favor

Susan Parvenski, 5 Eaglebrook Drive, Somers – in favor

Wendy McClure, 16 Wood Road, Somers – in favor

Deborah & Thomas Brown, 33 Ridgewood Road, Somers – in favor

Julie Hinkley, Collins Road, Somers – in support

Vicki Clark, Mountain Road, Somers – in support

Kim, Rob, Jessica and Kyle Trusch, 7 Haystack Lane, Somers – in favor

Sean Prior, Mountain Road, Somers – opposed

Dave Weyman, 49 Mountain Road, Somers – opposed

Beverly and Mike Ricci, Root Road, Somers – opposed

Arthur Douville, Eaglebrook Drive, Somers – opposed

Also read in to the records was the favorable referral back from Connecticut Regional Council of Government (CRCOG); as well as the Planning Commission referral; favorable with the condition of 1. keeping the new residential house structure minimum square foot areas the same as shown in present regulations; 2. Keep the full basement foundation requirement the same as shown in present regulations; and 3. Keep the same "A" Residential Zone prohibition of "Removal of Earth Products" as shown in the present regulations.

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Jill Conklin then opened the floor to anyone wishing to speak on the draft Zoning Regulations.

#19-016 Town of Somers Zoning Commission - Adoption of revised Regulations

#19-017 Town of Somers Zoning Commission - Adoption of revised Zoning Map

The floor was opened to the public for comments. The following persons commented:

John Parks, 352 Billings Road, Somers – spoke for 349 Main Street regarding the CR Zone

Jeff Lipton, 452 South Road, Somers – asked about the CR Zone, in favor of winery/onsite consumption

Mark Murdoch, 24 Gulf Road, Somers – spoke about the section on wineries

Ken Prior, 364 Mountain Road, Somers – spoke in opposition of wineries in residential zone

Karen Murdoch, 24 Gulf Road, Somers – spoke about wineries and how the state regulates them

Sarah Maskill, 335 Mountain Road, Somers – spoke in favor

Jacqueline Haas, 12 Haas Road, Somers – spoke in opposition of wineries, concerned about noise

Vicki Clark, Mountain Road, Somers – spoke in favor, concerned about noise section & hours

Richard Hutton, 213 Pinney Road, Somers – concerned about CR Zone, wanted a larger map of parcel

Brad Gagnon, 30 Haas Road, Somers – in favor

Kelle Giachello, 118 Stafford Road, Somers – in favor

Gary Carra, 17 Gulf Road, Somers – concerned about golf centers, vineyards

Tom Clark, 175 Mountain Road, Somers – spoke in favor of wineries, concerned about noise hours

Caroline Skowronek, 36 Gristmill Terrace, Somers – in favor

Jacqueline Haas, 12 Haas Road, Somers – added another concern about water consumption

Joseph Wambolt, 43 Hickory Hill Drive, Somers – in favor of wineries and breweries

Betsy Champagne, 202 Mountain Road, Somers – opposed, music, noise and traffic concerns

Susan Cormier, 35 Mallard Road, Somers – in favor

Dawn Cuvier, 24 Hillcrest Drive, Somers – in favor of wineries, concerned about construction hours

Dean Gaichello, 118 Stafford Road, Somers – in favor

Jennifer Phillips, 17 Gulf Road, Somers – in favor

Discussion was held among the commission members and Glenn Chalder with how to proceed. Glenn advised the commission that he would compile the questions and create a spreadsheet for the commission to review and consider.

Karl Walton made a motion to continue the public hearing to Tuesday, January 21, 2020 at 6:30pm.

Paige Rasid seconded, all in favor, motion carried.

ADJOURNMENT: Paige Rasid made a motion to adjourn. Karl Walton seconded, all in favor, meeting adjourned at 8:54pm.

Respectfully Submitted,

Jennifer Roy

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