

TOWN OF SOMERS - ZONING COMMISSION

Meeting Minutes – Monday May 4, 2020

Teleconference Meeting ID: 816 4576 0391

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

Jennifer Roy advised the commission that Carl Landolina, Town Attorney, advised her that the statutory requirements under the Governor's executive order for posting public hearings is 10 days. We will not be able to open the public hearing this evening.

PUBLIC HEARING:

#20-004: Mark and Karen Murdoch, 24 Gulf Road, Somers, CT. Proposed text amendment to Somers Zoning Regulations sections 214-4 Definitions, 214-44 Prohibited uses, 214-87 Alcoholic Beverages and 214-98 Schedule of permitted uses; to allow Farm Winery/Brewery as a permitted use in all zones.

Karl Walton made a motion to schedule a public hearing for Monday, May 18th at 6:30pm, for application #20-004 Mark and Karen Murdoch 24 Gulf Road, Somers, for proposed text amendment to Somers Zoning Regulations 214-4 Definitions, 214-44 Prohibited uses, 214-87 Alcoholic Beverages and 214-98 Schedule of permitted uses to allow Farm Winery/Brewery as a permitted use in all zones. Paige Rasid seconded the motion, all in favor, motion carried.

OLD BUSINESS: Discussion/Possible Decision

WITHDRAWN #20-002: Dan Eastman, 40 Hallie Lane, Somers, CT.

WITHDRAWN #20-003: Dan Eastman, 42 Hallie Lane, Somers, CT.

POSTPONED/TABLED #20-004: Mark and Karen Murdoch, 24 Gulf Road, Somers, CT. Discussion was held among members that the May 18th meeting will be for public hearing only, and any discussion/decision would be for the next regularly scheduled meeting.

NEW BUSINESS:

#20-006: The Union Agricultural Society of Somers, Enfield, Ellington and E. Windsor, Inc., 56 Egypt Road, Somers. Special Use Permit application in accordance with Zoning Regulations sections 214-87 Alcoholic Beverages and 214-93 Temporary Commercial Uses to allow agricultural events/shows, public and private events, car shows, fairs, festivals in the Industrial zone.

Stu Grant joined the meeting to discuss what events/activities the society has planned for the fairgrounds. At these events they wish to allow serving of alcoholic beverages. Jennifer Roy has brought to the society's attention that a special use permit is required to allow such use of the property.

Jennifer Roy explained to the commission that the legal opinion on record for the fairgrounds states the pre-existing non-conforming sale of alcoholic beverages is for the actual Four Town Fair only.

Karl Walton made a motion to accept application #20-006 the Union Agricultural Society of Somers, Enfield, Ellington and E. Windsor, Inc., refer to Planning Commission and schedule a public hearing for June 1, 2020. Lucas Cherry seconded the motion, all in favor, motion carried.

#20-007: Anthony Miarecki, 211 Wrights Brook Drive Somers. Special Use Permit application for Home Occupation in accordance with Zoning Regulations sections 214-39 Home Occupation and 214-98C(16) permitted in the Residential A-1 zone to allow the sale of licensed fire arms.

Anthony Miarecki joined the meeting, explained what he would like to do, no employees, have his packages sent for firearms, then via on-line sales, he would ship back out to licensed dealers.

Discussion was held.

Karl Walton made a motion to reject application #20-007 Anthony Miarecki, for home occupation of firearms sales, as this would be considered retail sales, which is prohibited in the Residential Zones. Paige Rasid seconded the motion, all in favor, motion carried.

#20-008: Pleasant View Farms, 430 South Road, Somers. Renewal of Special Use permit for Flea Markets and Festivals in accordance with Zoning Regulations section 214-93 Temporary Commercial Uses in the Residential A-1 zone.

Jennifer Roy explained to the commission that this application for the for renewal of special use permit, no change in type of events Mr. Lipton has held in the past several years. Additionally, Ms. Roy mentioned there have been no complaints or issues for this property/events.

Karl Walton made a motion to accept application #20-008 Pleasant View Farms, and schedule a public hearing for June 1, 2020 at 6:30pm, all in favor, motion carried.

Jennifer Roy mentioned to the commission that Jeff Lipton is seeking permission to install a temporary event tent at his restaurant at Joanna's Restaurant, over the previously approved outdoor dining. This will only be temporary.

Lucas Cherry made a motion to allow the installation of a temporary tent over the patio area, to be taken down within 30 days of the lifting of Governor's orders under COVID-19 regarding indoor dining. Karl Walton seconded, all in favor, motion carried.

Jennifer Roy asked if the commission is available to hold a special meeting to begin discussing the Hillsdale College applications decisions.

MINUTES APPROVAL: April 14, 2020 Paige Rasid made a motion to approve the minutes as written, Dan Fraro seconded. All in favor, minutes approved.

ADJOURNMENT Paige Rasid made a motion to adjourn, Lucas Cherry seconded, all in favor, meeting adjourned 7:42pm.