

TOWN OF SOMERS - ZONING COMMISSION

Meeting Minutes – Monday, June 1, 2020

Teleconference Meeting ID: 868 3637 6699

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

PUBLIC HEARING:

1. #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 present to speak on the application. Mr. Grant explained application, applying to allow sale of alcoholic beverages during various events throughout the year, besides the Four Town Fair.

Jennifer Roy presented exhibits A-F received from Attorney John Parks.

Public hearing opened at 6:39pm.

John Parks, Billings Road, spoke on behalf of abutting property owners, in opposition. Attorney Parks does not believe this is a pre-existing commercial use; with no permits ever issued from the Zoning Commission, and the use pre-dated the regulations.

Angela Kohler, 43 Sunshine Farms Drive, Somers. Spoke in opposition, on the application; doesn't want to hear events every weekend.

Toby Renzoni, 20 Little Sorrel Lane, Somers. Spoke about time of events ending/noise.

Jennifer Roy confirmed she received Attorney Parks exhibits for the record, and it was forwarded to each commission member.

John Parks commented that the fair rents to other entities.

Stu Grant commented on the large event "vans", they have not come back since 2010 due to the noise and disruption.

Karl Walton made a motion to continue the public hearing July 6, 2020, 6:30pm, to allow the commission members and town attorney to review the exhibits. Lucas Cherry seconded the motion, all in favor, motion carried.

2. #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.

Jeff Lipton present to speak on his application/renewal. Mr. Lipton explained he has no changes to his use, same events as past years; flea markets, car shows, etc. Looking for 4-year renewal for permit that has been in place since 1993.

Jennifer Roy confirmed no complaints have been received.

Seeing no one present to speak in favor or opposition; Lucas Cherry made a motion to close the public hearing. Karl Walton seconded the motion, all in favor, public hearing closed 7:10pm.

OLD BUSINESS: Discussion/Possible Decision

1. Karl Walton made a motion to table the decision, Lucas Cherry seconded. All in favor, TABLED #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.
2. #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.
3. Discussion only: #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.

Discussion was held regarding the continued public hearing for the text amendment. Karl Walton mentioned he hasn't had a chance to review any material. Karl Walton will provide Jennifer Roy with some examples, and she will pass it along to each member.

Jill Conklin commented how smooth things have gone at Pleasant View, and no complaints.

Karl Walton made a motion to approve application #20-008 Pleasant View Farms renewal to continue use for an additional 4 years. Lucas Cherry seconded, all in favor, motion carried.

MINUTES APPROVAL: May 4, 2020 and May 11, 2020

Discussion was held, due to the many meetings in recent weeks, Jennifer Roy suggested she mail hard copies of the meeting minutes to be approved to the commission to allow review, and sufficient approval. Karl Walton made a motion to table minutes approval to next regular meeting. Lucas Cherry seconded, all in favor, motion carried.

ADJOURNMENT: Lucas Cherry made a motion to adjourn, Karl Walton seconded, all in favor, meeting adjourned 7:32pm.