

TOWN OF SOMERS - ZONING COMMISSION
SPECIAL MEETING MINUTES
THURSDAY, APRIL 8, 2021
6:30 PM – TELECONFERENCE



CALL TO ORDER at 6:32 pm Members present: Jill Conklin, Karl Walton, Dan Fraro, and Paige Rasid Absent: Lucas Cherry and Bill Shapiro

Also present Jennifer Roy, ZEO/Staff Liaison

DICUSSION/POSSIBLE DECISION:

- #20-015 Town of Somers Zoning Commission - Adoption of revised Regulations
- #20-016 Town of Somers Zoning Commission - Adoption of revised Zoning Map

Karl Walton made a motion to take the agenda out of order, to take up the Zoning map first. Discussion held. Karl Walton withdrew his motion.

Glenn Chalder explained his summary of comments and suggested changes. Discussion was held.

Commission agreed to remove “Tasting Room” from the definitions section.

Jill Conklin asked to discuss adding minimum acreage for any property having a kennel/commercial kennel. Discussion was held. The commission agreed to put a 3 acre minimum for kennels; in residential districts (page 35 of the draft regulations) with a special use permit.

Karl Walton suggested the commission add the provisions Steve Jacobs provided via email to Glenn Chalder on February 3rd 2021 regarding refuse management; (section 7.15 of the draft regulations). All commission members in agreement with the addition.

Glenn Chalder then explained the 3 directions the commission may take regarding section 6.12 of the draft regulations. Discussions were held.

Karl Walton made a motion to approve application #20-015 of the Somers Zoning Commission to adopt the proposed Zoning Regulations, effective May 1, 2021, with the following modifications:

1. Add page numbers to the even numbered pages.
2. Add the effective date of the updated regulations.
3. Remove tasting rooms from the definitions section.

4. Leave Commercial Kennels as a permitted use in the A1 Zone, with 3 acre minimum requirement and a special use permit.
5. Incorporate provisions provided by Steve Jacobs for section 7.15 regarding refuse management.
6. Adopt section 6.12 A. as crafted.
7. Modify section 6.12 B. "Standards" as follows:
 1. Uses Permitted –

A farm winery, farm brewery, or farm distillery shall be allowed as an accessory use to a farm provided:

 - a. A farm winery shall be accessory to a farm producing wine and brandies distilled from grape products or other fruit products used for the production of wine or brandies in accordance with a "manufacturer's permit for a farm winery" as provided by CGS Section 30-16(c).
 - b. A farm brewery shall be accessory to the growing of beer ingredient(s) and such ingredient(s) shall be used for the production of beer.
 - c. A farm distillery shall be accessory to the growing of the principal ingredient used for the production of distilled spirits.
 2. Delete
 3. Now known as 2. Curtailments– For a farm winery, farm brewery, or farm distillery, the Commission hereby specifically curtails (as authorized in CGS Section 30-16) the offering of free samples and/or direct sale of wine, beer, and/or distilled beverages for consumption on or off the premises:
 - a. Outside the hours of 10:00 AM to 6:00 PM from Sunday to Wednesday and from 10:00 AM to 8:00 PM on Thursday, Friday, and Saturday, and
 - b. Without approval of a Special Permit by the Commission for the offering of free samples and/or direct sale of wine, beer, and/or distilled beverages for consumption on or off the premises at the farm winery, farm brewery, or farm distillery.
 4. Delete 6.12 B4 and 6.12 B5

Dan Fraro seconded, all in favor, motioned carried.

Karl Walton made a motion to approve application #20-016 to adopt the revised Zoning Map as presented, to be effective May 1, 2021. Paige Rasid seconded the motion, all in favor, motion carried.

ADJOURNMENT Paige Rasid made a motion to adjourn, Karl Walton seconded, all in favor, meeting adjourned at 8:45 pm.

Minutes are not official until approved at subsequent meeting.