

TOWN OF SOMERS - ZONING COMMISSION
MEETING MINUTES

Monday, 12/5/2022 6:30pm – Town Hall, 600 Main Street, Somers, CT

CALL TO ORDER: 6:30pm Members present: Karl Walton, Dan Fraro, Jill Conklin, Jim Formica, and Jennifer Roy, Staff Liaison. Absent: Chris Locatelli



NEW BUSINESS:

Application #22-005 for 531 Somers, LLC, 531 Main Street, Somers seeking a Special Use Permit for Adaptive Re-Use of property located at 531 Main Street in Somers to allow 2 additional apartments for a total of 3 apartments and 3 commercial offices per Somers Zoning Regulations §214-6.7 Adaptive Re-Use; in the A-1 Residential Zone.

John Parks present to discuss application with the commission. Attorney Parks reviewed what he previously discussed with the commission back in September at a pre-application meeting. Attorney Parks also discussed the variances received from the Zoning Board of Appeals in November; for which the appeals period has ended.

Jim Formica made a motion to accept the application #22-005 for 531 Somers LLC, refer to Planning Commission and schedule a public hearing for Tuesday, January 3, 2023 at 7:00pm. Dan Fraro seconded the motion, all in favor, motion carried.

Karl Walton asked for a motion to add an agenda item. Jill Conklin made a motion to add an agenda item for discussion, regarding an Ad-hoc Committee being formed to review the sidewalks in Somers. Dan Fraro seconded, all in favor, motion carried.

Karl Walton explained that Todd Rolland, Director of Public Works emailed him to advise they are forming an Ad-hoc Committee to review the condition and needs of sidewalks in Somers. They are requested a representative from the Zoning Commission. Discussion was held.

Karl Walton offered to serve on the committee, but he would ask another member to serve on the Conservation Commission. Discussion was held. Jill Conklin offered to take his place on the Conservation Commission. All members were in agreement.

STAFF REPORT: Jennifer Roy provided the commission with a staff report; and discussion was held. An update was provided regarding the current appeals to the ZBA from Kenneth Prior regarding Worthington Winery. Brief discussion was held.

MINUTES: November 7, 2022 and November 15, 2022 Jill Conklin made a motion to accept the minutes as written. Jim Formica seconded the motion. Commissioners Conklin, Walton and Formica in favor; Fraro abstained, motion carried.

ADJOURNMENT

Jim Formica made a motion to adjourn. Jill Conklin seconded, all in favor, motion carried by unanimous vote, at 6:50pm.

Respectfully submitted,
Jennifer Roy

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