

TOWN OF SOMERS
Conservation Commission
600 Main Street

REGULAR MEETING
WEDNESDAY, JULY 1, 2026
7:00 PM TOWN HALL
MINUTES

I. CALL TO ORDER

Chairperson Joan Formeister called the meeting to order at 7:04 p.m. The commissioners in attendance were Dan Fraro, Candace Aleks, Drew Kukucka, and Sydney Flowers. Joanna Shapiro, the Town of Somers Wetlands Agent, was also present.

II. OLD BUSINESS

1. **Discussion/Possible Decision Application #830: 23 Hurlburt Road.** Grading in the Upland Review Area, associated with construction of a pole barn. Zachary Bednarz.

Received right before the last regular meeting which was canceled, but it was still technically received as of that regular June meeting, and it can be acted on at this meeting. In attendance was the applicant, Zachary Bednarz. The applicant intends to build a 36x54 pole barn and requests permission for grading and stabilization up to 20-feet inside the upland review area, as the building itself would be outside this area but close to the boundary. A wetland scientist, Richard Zulick, delineated the wetland and placed flags along the wetland boundaries. Mr. Zulick reported that there was no likelihood of impact to the wetlands. The project involves minimal excavation and no major grade changes, as the barn will be at existing grade. Erosion control measures include a silt fence. Joanna Shapiro visited the site and took pictures.

Drew Kukucka moved to approve Application #830, 23 Hurlburt Road, for grading in the upland review area associated with the construction of a pole barn based on the following:

- The Commission finds that the Applicant has submitted all necessary application materials pursuant to Section 211-7 of the Wetlands Regulations, including but not limited to Section 211-7(E)(5), “Alternatives considered and rejected.”
- The Commission did not find the proposed activities “significant.”
- The Commission finds that the criteria set forth in Section 211-10B have been met by the Applicant and there is substantial evidence in the record to support this finding.

Candace Aleks seconded. All were in favor, and the motion carried.

III. NEW BUSINESS

1. **Application #831: 969 Main Street.** Grading and septic in the Upland Review Area, associated with construction of new home. Executive Estates Realty LLC.

Mark Reynolds, a professional engineer with Reynolds Engineering Services, presented the proposal for development of a lot in an older subdivision that the town has already approved. Mr. Reynolds presented plans and described the area as mainly wooded. The plan includes a single-family house, septic system, and driveway. A flagged wetland area was identified, and the house and driveway will remain outside the upland review area, but with the septic area and grading encroaching on it. Erosion control measures include a perimeter silt fence and a temporary construction entrance. Drainage patterns will be maintained to avoid altering existing flow. The disturbance within the upland review area is estimated at 5,282 sq ft. Joanna Shapiro will be visiting soon, and the town sanitarian will need to look and provide a report regarding the septic system.

IV. AUDIENCE PARTICIPATION - *Items not on the agenda or coming before the commission*

The following residents shared their concerns regarding ongoing activity on a property on Old Hampden Road:

Shawn Curtis of 36 Lovers Lane and 90 Old Hampden Road

Kevin Barbeau of 66 Hangdog Lane

V. STAFF REPORT

Wetland Agent Joanna Shapiro reported:

- There is a particularly high volume of building permit applications coming into the Land Use Office right now, including a lot of garages being built.
- 1046 Main Street: Discussed erosion control issues, including runoff from a flat roof with no gutters and a stockpile of topsoil. The property owner is working to resolve these issues to obtain a Certificate of Occupancy. A larger-than-usual bond was assessed once active erosion was resolved. The use of clover as ground cover was discussed for its ecological benefits and soil stabilization properties.
- 121 Scully Road: Site work has begun, with a silt fence and a construction entrance in place. This lot is noted as tight, with wetlands in the rear. An older wetland permit is still valid due to legislative extensions.
- 80 Old Hampden Road: The property owner may be considering building a house.
- 603 Hall Hill Road: A previously undeveloped lot from the Bridal Path subdivision. A new party has expressed interest, with a preference for a driveway off Bridal Path, though a Hall Hill Road driveway would be less impactful on wetlands. The property has a valid wetland permit, extended for many years due to legislation. Conditions included wetland monuments, a conservation easement, and a maintenance plan for native plantings.

- Lafayette Pond Maintenance Dispute: A dispute has arisen among neighbors regarding the maintenance and water level of Lafayette Pond, which Mr. Liebman owns. Neighbors are allegedly manipulating the dam without permission, leading to conflicting opinions on water levels. The property owner has been notified of his responsibility. DEEP Dam Safety has declined jurisdiction due to the pond's low hazard level. Wildlife concerns regarding beavers were also addressed, with a trapper having obtained a permit. The farmer that leases the land containing the pond, Jarmoc Farms, may have a diversion permit for irrigation, which allows significant water withdrawal. The owner may need a wetland permit for this work in the future if work on the dam is deemed necessary.

Sydney Flowers moved to approve the Staff Report. Candace Aleks. seconded. All were in favor, and the motion carried.

VI. CORRESPONDENCE AND BILLS

1. Journal Inquirer May legal notice - \$39.35; June legal notice - \$39.35

Candace Aleks made a motion to pay the Journal Inquirer May legal notice bill for \$39.35 and the June legal notice for \$39.94. Drew Kukucka seconded. All were in favor, and the motion carried.

VII. MINUTES APPROVAL: May 6, 2026 regular meeting and June 3, 2026 Special meeting

Candace Aleks made a motion to approve the May 6, 2026 minutes. Dan Fraro seconded. All were in favor, and the motion carried.

Candace Aleks moved to approve the June 3, 2026 special meeting minutes. Dan Fraro seconded. All were in favor, and the motion carried.

VIII. ADJOURNMENT

Drew Kukucka moved to adjourn the July 01, 2026, meeting. Candace Aleks seconded the motion. All were in favor, and the motion carried. The meeting was adjourned at 8:17 p.m.

Respectfully Submitted, Commissioner Sydney Flowers, Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING