

TOWN OF SOMERS – PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
Thursday, May 7, 2026



CALL TO ORDER: 6:15pm

Members present: Jim Formica, Brad Pellissier, Adam VanWingerden, Jim MacFeat, and Howie Coro via conference call (6:15-6:37pm), Dan Fraro (6:38-6:45pm)

Absent: Chris Locatelli, Shane Manning, Pat Pio, and Bill Salka.

PUBLIC HEARING:

Application #PZC26-003: Jack Kennedy, 166 Durkee Road, Somers, application for Home Occupation per section 214-6.2.E of the Zoning Regulations for Landscaping operation.

Jack Kennedy provided a summary of his business. Brief discussion was held. No one present to speak in favor or opposition.

Brad Pellissier made a motion to close the public hearing, Adam VanWingerden seconded, all in favor, hearing closed at 6:19pm.

DISCUSSION/POSSIBLE DECISION:

Application #PZC26-003: Jack Kennedy, 166 Durkee Road, Somers, application for Home Occupation per section 214-6.2.E of the Zoning Regulations for Landscaping operation.

Brief discussion was held regarding conditions of approval. Brad Pellessier made a motion to approve Special Use Permit for 166 Durkee Road, allowing 3 vehicles and 3 trailers, with hours of operation being 6am-7pm, with the exception of snow removal, which may be outside of the hours of 6am-7pm. Adam VanWingerden seconded, all in favor, motion carried.

NEW BUSINESS:

Application #PZC26-004: Somers Mountain Properties, LLC, 359 Mountain Road, Somers, application for a modification of Special Use permit and settlement agreement conditions related to food vendors and food trucks.

Jennifer Roy provided a brief explanation for the application to modify the Special Use Permit.

Adam VanWingerden made a motion to accept application PZC26-004 Somers Mountain Properties and schedule a public hearing for June 11, 2026 at 6:00pm. Jim MacFeat seconded, all in favor, motion carried.

Application #PZC26-005: Eric and Lisa DeGray, 144 Mountain Road, Somers, application for a 1 lot subdivision.

Jennifer Roy provided a brief explanation regarding the application. This is a subdivision, there's been a first free cut of the parcel, but no new lots created since 1954, therefore there is no requirement to hold a public hearing.

Lisa DeGray and Dan Blanchette, Engineer for applicants, provided an explanation and map showing the proposed division. This is pending with the Conservation Commission as well.

After a brief discussion, Jennifer Roy confirmed that this is pending with the Conservation Commission, and a condition of approval can be set in place. Ms. Roy also confirmed that the Sanitarian has reviewed and approved the proposed lot.

Brad Pellessier made a motion to approve application PZC26-005 for a one lot subdivision for 144 Mountain Road, with the condition that approval from the Conservation Commission has been granted. Jim MacFeat seconded the motion, all in favor, motion carried.

Application #PZC26-006: Juliano Family One, LLC, 7 & 47 Old Hampden Road, Somers, seeking a modification of Special Use Permit conditions of approval regarding processing of materials.

Brian Juliano provided an explanation for his request to modify his Special Use Permit, to allow the use of a sifter to separate soil and rocks. Mr. Juliano states that he wasn't aware that this was considered processing.

Jennifer Roy explained that upon receiving complaints regarding on going work at 47 Old Hampden Road, with heavy equipment, a letter was sent to Mr. Juliano, stating this equipment is considered "processing" and in order to continue using this equipment, he would need to request a modification to his conditions of approval for his Special Use permit. Ms. Roy advised the commission that a public hearing would be required per Town Attorney Zizka.

Brad Pellessier made a motion to accept application PZC26-006 for a modification to Special Use permit, and schedule a public hearing for June 11, 2026 at 6:00pm. Dan Fraro seconded the motion, all in favor, motion carried.

Application #PZC26-007: Oakridge Dairy, LLC, 39 Hurlburt Road, Somers, seeking a Special Use permit for the storage of Manure per section 214-3.3.C.5.d of the Zoning Regulations.

Jay Ussery from JR Russo present for the applicant. Jennifer Roy gave a brief explanation to the commission. The ZBA upheld a decision that a Special Use permit is required for the storage of manure.

Brad Pellessier made a motion to accept application PZC26-007 request for a Special Use permit for the storage of manure, and schedule a public hearing for June 11, 2026 at 6:00pm. Adam VanWingerden seconded the motion, all in favor, motion carried.

OLD BUSINESS:

1. Conservation/Wetlands representative – Tabled

MINUTES: April 9, 2026: Adam VanWingerden made a motion to approve the minutes as written, Jim MacFeat seconded, all in favor, motion carried.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn, Brad Pellessier seconded, all in favor, motion carried. Meeting adjourned 6:45pm.

Respectfully submitted: Jennifer Roy