

TOWN OF SOMERS – PLANNING & ZONING COMMISSION
MEETING MINUTES
Thursday, February 12, 2026 at 6:00pm

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CALL TO ORDER: 6:00pm Members present: Jim MacFeat, Brad Pellissier, Howie Coro, Adam VanWingerden, Dan Fraro and Chris Locatelli. Jennifer Roy, CZEO, staff liaison. Absent: Bill Salka, Shane Maning, Pat Pio, and Jim Formica.

Alternate, Dan Fraro seated as voting member.

PUBLIC HEARING:

Application #PZC26-001: Somers Mountain Properties, 359 Mountain Road, Somers, CT, seeking Site Plan approval for construction of a new building housing a Tasting Room/event space, approximately 4,000 square feet and Storage, approximately 2,100 square feet, and permanent placement of current storage container.

Attorney Dory Riser, representing Somers Mountain Properties. Attorney Riser explained that the application is in line with part of a settlement agreement. This is for a modification to the site plan, to construct a new tasting room, and leave the current storage bin in the same location permanently.

Jay Ussery, from JR Russo & Associates explained the modifications to the site plan.

Attorney Riser reminded the commission that this is for the site plan approval only, all of the operational conditions remain in place with the settlement agreement.

Ken Prior, 364 Mountain Road, Somers, addressed the commission. Mr. Prior expressed concerns about the expanded capacity and traffic, stating that there are already problems with traffic backup. Mr. Prior also provided photos of the traffic and buffer along the property line. Exhibit A.

No other public comments

Jennifer Roy stated for the record that Jeff Bord, Consulting Engineer reviewed the site plan and saw no issues with it.

Adam VanWingerden made a motion to close the public hearing, Howie Coro seconded, all in favor, motion carried.

DISCUSSION/POSSIBLE DECISION:

Application #PZC26-001: Somers Mountain Properties, 359 Mountain Road, Somers, CT, seeking Site Plan approval for construction of a new building housing a Tasting Room/event

space, approximately 4,000 square feet and Storage, approximately 2,100 square feet, and permanent placement of current storage container.

Adam VanWingerden made a motion to approve application PZC26-001 Somers Mountain Properties for site plan modifications, with the condition that a lighting plan be provided at the time of application for building and zoning permits. Jim Mac Feat seconded the motion, all in favor, motion carried.

NEW BUSINESS:

Oakridge Dairy LLC, 122 Watchaug Road – Discussion/presentation regarding proposed placement of bins on site for manure storage.

Ms. Roy provided the commission with an explanation on how this came to her attention. She is seeking advice from the commission on whether or not the trailers being used for the manure is considered “storage of more than 16 cubic yards” and therefore would need a Special Use Permit. Discussion was held.

Presentations were given by Attorney Riser, David Moser from Oakridge Dairy, and Seth Bahler from Oakridge Dairy. Discussion was held.

Attorney Riser argued that this is not storage. The manure is put in the trailers and then pumped out by the irrigation equipment. Further discussion was held.

The commission and Ms. Roy agreed that a legal opinion is warranted. Jim MacFeat made a motion to table the discussion, Chris Locatelli seconded, all in favor, motion carried.

OLD BUSINESS:

Conservation/Wetlands representative - tabled

MINUTES: January 8, 2026 Adam VanWingerden made a motion to approve the minutes as written, Howie Coro seconded, all in favor, motion carried.

ADJOURNMENT Adam VanWingerden made a motion to adjourn, Jim MacFeat seconded, all in favor, meeting adjourned 7:20pm

Respectfully submitted: Jennifer Roy