

TOWN OF SOMERS – PLANNING & ZONING COMMISSION
MEETING MINUTES

Thursday, September 10, 2026 at 6:00pm



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

NEW BUSINESS:

Application #PZC26-011: Jack Kennedy, 166 Durkee Road, Somers seeking a modification of Special Use permit to construct a 50ft x 80ft pole barn for the storage of trucks and equipment in relation to Home Occupation in the A1 Residential Zone per section 214-6.2.E and section 214-3.3.B.9 for an accessory structure with a footprint larger than the principal building.

Jack Kennedy explained his request to construct a pole barn for storage. Jennifer Roy advised the commission that a public hearing would be required since the structure will be larger than the principal dwelling.

Brad Pellessier made a motion to accept the application and schedule a public hearing for October 8, 2026 at 6:00pm. Howie Coro seconded the motion, all in favor, motion carried.

Attorney George Schober, Pre-application meeting for discussion of possible text amendments related to Accessory Dwelling Units.

Attorney Schober explained to the commission that his client has asked him to draft a text amendment to allow for detached accessory dwelling units. Discussion was held. The commission members felt it would be a positive amendment, with careful criteria put in place.

STAFF REPORT:

Jennifer Roy provided written staff report and Zoning Enforcement policy. Ms. Roy provided further detail for the matters listed in the report.

OLD BUSINESS:

Conservation/Wetlands representative Adam VanWingerden made a motion to table, Brad Pellessier seconded, all in favor, motion carried.

MINUTES: August 13, 2026 Adam VanWingerden made a motion to approve the minutes, Chris Locatelli seconded, all in favor, motion carried.

ADJOURNMENT: Chris Locatelli made a motion to adjourn, Brad Pellessier seconded, all in favor, motion carried, meeting adjourned 6:54pm

Respectfully submitted,
Jennifer Roy, CZEO