



**TOWN OF SOMERS
PLANNING COMMISSION**

The Somers Planning Commission meets the 2nd Thursday of each Month at 6:30pm

2024 MEETING DATES:

January 11, 2024
February 8, 2024
March 14, 2024
April 11, 2024
May 9, 2024
June 13, 2024
July 11, 2024
August 8, 2024
September 12, 2024
October 10, 2024
November 14, 2024
December 12, 2024

First meeting of 2025:

January 9, 2025

TOWN OF SOMERS - PLANNING COMMISSION
MEETING AGENDA
Thursday, January 11, 2024 - 6:30 PM
Somers Town Hall Lower Level Conference Room
600 Main Street, Somers, CT



- I. CALL TO ORDER
- II. NEW BUSINESS:
 - 1. Application #23-005: Hillsdale College, 732 Hall Hill Road, Somers seeking a modification of the Special Use permit condition #4, to allow Hillsdale College to hold one special event at the Blake Center each year, complying with all existing requirements set forth in Condition of approval #4.
 - 2. Application #24-001: Somers Mountain Properties, LLC, 359 Mountain Road, Somers, seeking a modification of the 12/24/2000 Special Use Permit for Outdoor Recreation and accessory private events, to allow for the use of temporary event tents.
- III. OLD BUSINESS
- IV. APPROVAL OF MINUTES: November 9, 2023
- V. ADJOURNMENT

TOWN OF SOMERS - PLANNING COMMISSION
AMENDED MEETING MINUTES
Thursday, January 11, 2024, 6:30pm



CALL TO ORDER: 6:35 pm Members present: Brad Pellissier, Bill Salka, Jim MacFeat and Pat Pio. Also present: Jennifer Roy, Staff Liaison
Absent: Adam VanWingerden

NEW BUSINESS

1. Application #23-005: Hillsdale College, 732 Hall Hill Road, Somers seeking a modification of the Special Use permit condition #4, to allow Hillsdale College to hold one special event at the Blake Center each year, complying with all existing requirements set forth in Condition of approval #4.

Attorney George Schober present to speak on behalf of the applicant, Hillsdale College. Also present Director Labin Duke. Attorney Schober gave the commission a brief history of the Special Use Permit and conditions, as well as events that have taken place. Discussion was held regarding current request for a large event annually.

Bill Salka and Jim MacFeat asked questions of the applicant, discussion held.

Jim MacFeat made a motion to provide a positive referral back to Zoning Commission. Bill Salka seconded, all in favor, motion carried.

2. Application #24-001: Somers Mountain Properties, LLC, 359 Mountain Road, Somers, seeking a modification of the 12/24/2000 Special Use Permit for Outdoor Recreation and accessory private events, to allow for the use of temporary event tents.

Jennifer Roy provided a description and explanation for the Somers Mountain Properties application. Ms. Roy explained that there was a court decision back in 2006 which prohibited event tents, which was the subject of a recent violation notice, and subsequent ZBA appeal. Ms. Roy explained that the appeal was denied, leading to this application to modify the 2000 Worthington Pond Special Use Permit. The applicant is asking to be permitted to install temporary event tents, to be erected and removed within 48 hours, for certain events.

Discussion was held.

Jim MacFeat made a motion to provide a positive referral back to the Zoning Commission. Pat Pio seconded, all in favor, motion carried.

APPROVAL OF MINUTES: November 9, 2023 Pat Pio made a motion to approve the minutes as written. Brad Pellissier seconded, all in favor, motion carried.

ADJOURNMENT Bill Salka made a motion to adjourn, Jim MacFeat seconded, all in favor, meeting adjourned 7:00pm.

Respectfully submitted,
Jennifer Roy

Minutes are not official until approved at a subsequent meeting.

TOWN OF SOMERS
PLANNING COMMISSION
REGULAR MEETING



*****FEBRUARY 8TH, 2024 REGULAR MEETING CANCELLED*****

The next regular meeting is scheduled for March 14, 2024

Questions or concerns should be directed to the Land Use Office (860)763-8220.

TOWN OF SOMERS - PLANNING COMMISSION

600 Main Street, Somers, CT



*****MARCH 14TH, 2024 REGULAR MEETING CANCELLED*****

A special meeting is scheduled for Thursday, March 21, 2024, 6:30pm

Questions or concerns should be directed to the Land Use Office (860)763-8220.

TOWN OF SOMERS - PLANNING COMMISSION
SPECIAL MEETING AGENDA
Thursday, March 21, 2024 - 6:30 PM
Somers Town Hall Lower Level Conference Room
600 Main Street, Somers, CT



- I. CALL TO ORDER
- II. NEW BUSINESS:
 - 1. Application #434: Mark Polek, 2 lot Re-subdivision for property located at 12 Hampden Road, Somers.
 - 2. Application #24-002: Somers Mountain Properties, LLC, 359 Mountain Road, Somers; seeking a Text Amendment to section 214-6.11 and 6.12 of the Somers Zoning Regulations, as they relate to Farm Wineries.
 - 3. CRCOG Regional Planning Commission appointment
- III. OLD BUSINESS
- IV. APPROVAL OF MINUTES: January 11, 2024
- V. ADJOURNMENT

TOWN OF SOMERS - PLANNING COMMISSION
SPECIAL MEETING MINUTES
Thursday, March 21, 2024, 6:30pm



CALL TO ORDER: 6:35 pm Members present: Brad Pellissier, Adam VanWingerden, Bill Salka(via telephone), also present: Jennifer Roy, Staff Liaison
Absent: Jim MacFeat and Pat Pio.

NEW BUSINESS:

1. Application #434: Mark Polek, 2 lot Re-subdivision for property located at 12 Hampden Road, Somers.

Attorney Andrew Urbanowicz, representing Mark Polek, addressed the commission. Attorney Urbanowicz explained the proposed 2-lot re-subdivision.

Jennifer Roy confirmed Jeff Bord, Engineering Consultant to the Town of Somers reviewed the plans with a few notes. Andrea Vitrano, Town Sanitarian, and North Central Conservation District also performed plan review.

Brad Pellissier mentioned his concern of the driveway length and requested that the site plan be reviewed by the Fire Chief. Ms. Roy confirmed that she will ask the Fire Chief to review.

Adam VanWingerden made a motion to accept the application and schedule a public hearing for Thursday, April 11, 2024 at 6:30pm. Bill Salka seconded the motion, all in favor, motion carried.

2. Application #24-002: Somers Mountain Properties, LLC, 359 Mountain Road, Somers; seeking a Text Amendment to section 214-6.11 and 6.12 of the Somers Zoning Regulations, as they relate to Farm Wineries.

Mark Murdoch addressed the commission, explaining the proposed text amendment to the Farm Winery section of the Zoning Regulations. Mr. Murdoch explained that the proposed changes are very similar to the modifications that were just approved for their Special Use Permit, and that this will help clarify what can be done at the winery or similar businesses.

Discussion was held.

Adam VanWingerden made a motion to send a positive referral back to the Zoning Commission. Bill Salka seconded the motion, all in favor, motion carried.

CRCOG Regional Planning Commission appointment. Brad Pellissier explained to the commission what this appointment would be, and the general commitment. Seeing that several members were absent from this meeting, they agreed to discuss this further at the next meeting.

OLD BUSINESS - none

APPROVAL OF MINUTES: January 11, 2024. Adam VanWingerden made a motion to approve the minutes, with a correction to the date in the title of the minutes, to January 11, 2024. Bill Salka seconded the motion, all in favor, motion carried.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn, Bill Salka seconded, all in favor, meeting adjourned at 7:00pm.

Respectfully submitted,
Jennifer Roy

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TOWN OF SOMERS - PLANNING COMMISSION
MEETING AGENDA
Thursday, April 11, 2024 - 6:30 PM
Somers Town Hall Lower Level Conference Room
600 Main Street, Somers, CT



- I. CALL TO ORDER:
- II. PUBLIC HEARING:
 - 1. Application #434: Mark Polek, 2 lot Re-subdivision for property located at 12 Hampden Road, Somers.
- III. DISCUSSION/POSSIBLE DECISION:
 - 1. Application #434: Mark Polek, 2 lot Re-subdivision for property located at 12 Hampden Road, Somers.
- IV. OLD BUSINESS:
 - 1. CRCOG Regional Planning Commission appointment
- V. APPROVAL OF MINUTES: March 21, 2024
- VI. ADJOURNMENT

TOWN OF SOMERS - PLANNING COMMISSION
SPECIAL MEETING MINUTES
Thursday, April 11, 2024, 6:30pm



CALL TO ORDER: 6:30 pm Members present: Brad Pellissier, Adam VanWingerden, Bill Salka, also present: Jennifer Roy, Staff Liaison
Absent: Jim MacFeat and Pat Pio.

PUBLIC HEARING: Application #434: Mark Polek, 2 lot Re-subdivision for property located at 12 Hampden Road, Somers.

Attorney Andrew Urbanowicz presented the application on behalf of Mark Polek, provided certified mail receipts, and appraisals for each of the 2 lots. Discussion was held.

David and Kathy Lloyd, 7 Hampden Road, Somers – expressed concerns and asked questions.
Patrick Driemeyer, 26 Hampden Road, Somers – expressed concerns and asked questions.

Further discussion was held. No further comments from the public.

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

DISCUSSION/POSSIBLE DECISION: Application #434: Mark Polek, 2 lot Re-subdivision for property located at 12 Hampden Road, Somers.

After discussion among commissioners, Bill Salka made a motion to approve application #434 Mark Polek, for a 2 lot re-subdivision located at 12 Hampden Road, with the requirement of the 10% fee-in-lieu of open space be placed on each lot. Adam VanWingerden seconded, all in favor, motion carried.

OLD BUSINESS:

CRCOG Regional Planning Commission appointment – tabled.

APPROVAL OF MINUTES: March 21, 2024 Bill Salka made a motion to approve minutes, Adam VanWingerden seconded, all in favor, motion carried.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn, Bill Salka seconded, all in favor, meeting adjourned at 7:05pm.

Respectfully submitted,
Jennifer Roy

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TOWN OF SOMERS - PLANNING COMMISSION
MEETING AGENDA
Thursday, May 9, 2024 - 6:30 PM
Somers Town Hall Lower Level Conference Room
600 Main Street, Somers, CT



- I. CALL TO ORDER:
- II. NEW BUSINESS:
 - 1. Application #435: D&S Development LLC, 350 Chestnut Hill Glastonbury, Somers; lot line reconfiguration for 6 Turnpike Road and 8 Turnpike Road.
 - 2. Zoning referral: 24-003 Driving Range 349 Main Street LLC; seeking a modification of Special Use Permit, under Zoning Regulations Section 214-6.11 Alcoholic Beverages, to expand the consumption of alcohol throughout the property.
- III. DISCUSSION/POSSIBLE DECISION:
 - 1. Application #435: D&S Development LLC, 350 Chestnut Hill Glastonbury, Somers; lot line reconfiguration for 6 Turnpike Road and 8 Turnpike Road.
- IV. OLD BUSINESS:
 - 1. CRCOG Regional Planning Commission appointment
- V. APPROVAL OF MINUTES: April 11, 2024
- VI. ADJOURNMENT

TOWN OF SOMERS - PLANNING COMMISSION
SPECIAL MEETING MINUTES
Thursday, May 9, 2024, 6:30pm



CALL TO ORDER: 6:30 pm Members present: Brad Pellissier, Jim MacFeat, and Pat Pio via telephone. Also present: Jennifer Roy, Staff Liaison
Absent: Adam VanWingerden and Bill Salka

NEW BUSINESS:

1. Application #435: D&S Development LLC, 350 Chestnut Hill Glastonbury, Somers; lot line reconfiguration for 6 Turnpike Road and 8 Turnpike Road.

Jennifer Roy provided a description of the minor lot line revision. Jim MacFeat made a motion to accept the application, Pat Pio seconded, all in favor, motion carried.

2. Zoning referral: 24-003 Driving Range 349 Main Street LLC; seeking a modification of Special Use Permit, under Zoning Regulations Section 214-6.11 Alcoholic Beverages, to expand the consumption of alcohol throughout the property.

Jennifer Roy provided an explanation of the application/referral; there will be a public hearing in June for this modification. The commission members viewed a map of the property where the proposed expansion will be. Ms. Roy also provided a brief narrative provided by the applicant. Discussion was held.

Jim MacFeat made a motion for a positive referral back to the Zoning Commission, with the request that a more extensive safety guideline be set in place from the applicant. Pat Pio seconded, all in favor, motion carried.

DISCUSSION/POSSIBLE DECISION:

1. Application #435: D&S Development LLC, 350 Chestnut Hill Glastonbury, Somers; lot line reconfiguration for 6 Turnpike Road and 8 Turnpike Road.

Jim MacFeat made a motion to approve application #435 D&S Development LLC, for a lot line revision. Pat Pio seconded, all in favor, motion carried.

OLD BUSINESS:

CRCOG Regional Planning Commission appointment; brief discussion was held. Brad Pellissier explained to Jim MacFeat what is involved with serving on the

Regional Planning Commission. Jennifer Roy will get further information and email the commission.

APPROVAL OF MINUTES: April 11, 2024 Jim MacFeat made a motion to table the minutes, Pat Pio seconded, all in favor, motion carried.

ADJOURNMENT Jim MacFeat made a motion to adjourn, Pat Pio seconded, all in favor, meeting adjourned at 6:45pm.

Respectfully submitted,
Jennifer Roy

Minutes are not official until approved at a subsequent meeting.

TOWN OF SOMERS
PLANNING COMMISSION
REGULAR MEETING



*****JUNE 13TH, 2024 REGULAR MEETING CANCELLED*****

The next regular meeting is scheduled for July 11, 2024

Questions or concerns should be directed to the Land Use Office (860)763-8220.

TOWN OF SOMERS
PLANNING COMMISSION
REGULAR MEETING

*****JULY 11, 2024 REGULAR MEETING CANCELLED*****

The next regular meeting is scheduled for August 8, 2024

Questions or concerns should be directed to the Land Use Office (860)763-8220.

TOWN OF SOMERS
PLANNING COMMISSION
REGULAR MEETING



*****AUGUST 8, 2024 REGULAR MEETING CANCELLED*****

The next regular meeting is scheduled for September 12, 2024

Questions or concerns should be directed to the Land Use Office (860)763-8220.

TOWN OF SOMERS
PLANNING COMMISSION
REGULAR MEETING

*****SEPTEMBER 12, 2024 REGULAR MEETING CANCELLED*****

The next regular meeting is scheduled for October 10, 2024

Questions or concerns should be directed to the Land Use Office (860)763-8220.

TOWN OF SOMERS
PLANNING COMMISSION
REGULAR MEETING



*****OCTOBER 10, 2024 REGULAR MEETING CANCELLED*****

The next regular meeting is scheduled for November 14, 2024

Questions or concerns should be directed to the Land Use Office (860)763-8220.

TOWN OF SOMERS - PLANNING COMMISSION
MEETING AGENDA
Thursday, November 14, 2024 - 6:30 PM
Somers Town Hall Lower Level Conference Room
600 Main Street, Somers, CT



- I. CALL TO ORDER:
- II. NEW BUSINESS:
 - 1. Zoning referral: Application #24-005: Hugh's Mechanical Equipment, LLC, 357 Billings Road, Somers, seeking site plan approval per Sections 214-4.3.C.2 and 214-4.3.C.3 of the Somers Zoning Regulations, to construct two 6,000 square foot industrial buildings for use as a Contractor's Yard and general industrial, in the Industrial Zone.
 - 2. 2025 Meeting Schedule
 - 3. Somers Affordable Housing Plan
- III. APPROVAL OF MINUTES: May 9, 2024
- IV. ADJOURNMENT

TOWN OF SOMERS - PLANNING COMMISSION
SPECIAL MEETING MINUTES
Thursday, November 14, 2024, 6:30pm



CALL TO ORDER: 6:30 pm Members present: Brad Pellissier, Adam VanWingerden, Bill Salka, also present: Jennifer Roy, Staff Liaison
Absent: Jim MacFeat and Pat Pio.

NEW BUSINESS:

1. Zoning referral: Application #24-005: Hugh's Mechanical Equipment, LLC, 357 Billings Road, Somers, seeking site plan approval per Sections 214-4.3.C.2 and 214-4.3.C.3 of the Somers Zoning Regulations, to construct two 6,000 square foot industrial buildings for use as a Contractor's Yard and general industrial, in the Industrial Zone.

Seamus Moran, from H&H Engineering Associates, LLC presented proposed site plan for Hugh's Mechanical Equipment, LLC at 357 Billings Road, Somers.

Discussion was held. Adam VanWingerden made a motion for a positive referral back to Zoning Commission. Bill Salka seconded, all in favor, motion carried.

2. 2025 Meeting Schedule: Adam VanWingerden made a motion to approve the 2025 meeting schedule. Bill Salka seconded, all in favor, motion carried.
3. Somers Affordable Housing Plan: Jennifer Roy gave the commission an update on the Affordable Housing Plan, that the Board of Selectmen approved the plan.

APPROVAL OF MINUTES: May 9, 2024. Adam VanWingerden made a motion to add the April 17, 2024 minutes to the agenda. Bill Salka seconded the motion, all in favor, motion carried. Bill Salka made a motion to approve the April and May minutes as written. Adam VanWingerden seconded, all in favor, motion carried.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn, Bill Salka seconded, all in favor, meeting adjourned at 7:05pm.

Respectfully submitted,
Jennifer Roy

Minutes are not official until approved at a subsequent meeting.

TOWN OF SOMERS - PLANNING COMMISSION
MEETING AGENDA
Thursday, December 12, 2024 - 6:30 PM
Somers Town Hall Lower Level Conference Room
600 Main Street, Somers, CT



- I. CALL TO ORDER:
- II. NEW BUSINESS:
 - 1. Zoning referral: Application #24-006: Gingras Development, for JV Ladd Properties, LLC, 85 South Road, Somers; proposed text amendment to section 4.3 Business/Industrial Districts, Principal Uses and Structures B.2 to allow Mixed-Proximate Residential uses with a Special Use Permit, and Section 6 Use Related Provisions, 6.14 Mixed-Proximate Residential development of semi-detached housing units.
- III. APPROVAL OF MINUTES: November 14, 2024
- IV. ADJOURNMENT

TOWN OF SOMERS - PLANNING COMMISSION
MEETING MINUTES
Thursday, December 12, 2024, 6:30pm



CALL TO ORDER: 6:30 pm Members present: Brad Pellissier, Adam VanWingerden,
Absent: Bill Salka, Jim MacFeat and Pat Pio.

MEETING NOT HELD DUE TO LACK OF QUOROM

NEW BUSINESS:

1. Zoning referral: Application #24-006: Gingras Development, for JV Ladd Properties, LLC, 85 South Road, Somers; proposed text amendment to section 4.3 Business/Industrial Districts, Principal Uses and Structures B.2 to allow Mixed-Proximate Residential uses with a Special Use Permit, and Section 6 Use Related Provisions, 6.14 Mixed-Proximate Residential development of semi-detached housing units.

II. APPROVAL OF MINUTES: November 14, 2024

Respectfully submitted,
Jennifer Roy

Minutes are not official until approved at a subsequent meeting.

TOWN OF SOMERS - PLANNING COMMISSION
SPECIAL MEETING AGENDA
Wednesday, December 18, 2024 5:00PM
Somers Town Hall Lower Level Conference Room
600 Main Street, Somers, CT



- I. CALL TO ORDER:
- II. NEW BUSINESS:
 - 1. Zoning referral: Application #24-006: Gingras Development, for JV Ladd Properties, LLC, 85 South Road, Somers; proposed text amendment to section 4.3 Business/Industrial Districts, Principal Uses and Structures B.2 to allow Mixed-Proximate Residential uses with a Special Use Permit, and Section 6 Use Related Provisions, 6.14 Mixed-Proximate Residential development of semi-detached housing units.
- III. APPROVAL OF MINUTES: November 14, 2024
- IV. ADJOURNMENT

TOWN OF SOMERS - PLANNING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, December 18, 2024, 5:00 pm



CALL TO ORDER: 6:30 pm Members present: Brad Pellissier, Adam VanWingerden and Jim MacFeat. Also present: Jennifer Roy, ZEO/Staff Liaison
Absent: Bill Salka and Pat Pio.

NEW BUSINESS:

1. Zoning referral: Application #24-006: Gingras Development, for JV Ladd Properties, LLC, 85 South Road, Somers; proposed text amendment to section 4.3 Business/Industrial Districts, Principal Uses and Structures B.2 to allow Mixed-Proximate Residential uses with a Special Use Permit, and Section 6 Use Related Provisions, 6.14 Mixed-Proximate Residential development of semi-detached housing units.

Tom Carenzo of Gingras Development addressed the commission explaining the proposed text amendment. Mr. Carenzo provided the commission with a conceptual site plan for the parcel on South Road which they plan to develop the proposed townhouse style housing.

Discussion was held. Adam VanWingerden made a motion for a favorable referral back to the Zoning Commission. Jim MacFeat seconded the motion, all in favor, motion carried.

APPROVAL OF MINUTES: November 14, 2024 Adam VanWingerden made a motion to approve the minutes as written. Brad Pellissier seconded the motion, all in favor, motion carried.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn. Jim MacFeat seconded, all in favor, meeting adjourned 5:15pm.

Respectfully submitted,
Jennifer Roy

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