

TOWN OF SOMERS - PLANNING COMMISSION
MEETING MINUTES
Thursday, September 11, 2025



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

NEW BUSINESS Adam VanWingerden made a motion to take the agenda items out of order, Jim MacFeat seconded the motion, all in favor, motion carried.

Zoning Referral: Application #25-007: JV Ladd Properties c/o Gingras Development, 85 South Road, Somers seeking a Special Use permit for a Mixed-Proximate Housing development per section 214-6.14 Mixed-Proximate Residential, to construct 6 buildings containing multiple Townhouse style units in the Village Business Zone.

Attorney George Schober representing Gingras Development provided a brief overview of the proposed project to the commission. Jay Ussery of JR Russo also provided an overview of the existing conditions of the parcel, as well as the proposed improvements and development.

Brief discussion was held. Jennifer Roy confirmed that the Town's consulting Engineer, Jeff Bord is reviewing the plans, as well as the Town Sanitarian, Jeff Catlett. Todd Rolland, Director of Public Works and Land Use has also reviewed the plans, and has no concerns.

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

Zoning Referral: Application #25-006: Brian Juliano, Juliano Family One, LLC, 47 Old Hampden Road, Somers seeking a Special Use permit for Earthwork per section 214-8.4 Earthwork Regulations to perform excavation and grading, moving and removal of gravel and boulders, in the A1 Residential Zone.

Jennifer Roy advised the commission that the next applicant will not make this meeting. A brief discussion was held. Adam VanWingerden made a motion to table application #25-006 Brian Juliano, Juliano Family One to the October meeting. Jim MacFeat seconded the motion, all in favor, motion carried.

OLD BUSINESS:

Review goals and actions for Plan of Conservation and Development 2025 update. The commission reviewed and discussed each goal and action questions provided by Tyche Planning Group. Discussions were held. Jennifer Roy added that several items were discussed with Joanna Shapiro, Wetlands Agent, and Todd Rolland, Director of Public Works and Land Use. Also Todd Rolland provided responses for the areas pertaining to sidewalks.

Upon reviewing the goals and actions Jennifer Roy advised that if the commission feels the they are prepared to move forward with the update, Tyche will prepare a draft and they can complete the referral and public hearing process. The commissioners present are in agreement to move forward to the next step. Brad Pellissier requested that Tyche bring details/elaborate on what PA490 is about, at the next meeting.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn, Jim MacFeat seconded the motion, all in favor, meeting adjourned at 7:17pm.

Respectfully submitted,
Jennifer Roy, CZEO