

TOWN OF SOMERS - PLANNING COMMISSION
SPECIAL MEETING MINUTES
Thursday, October 23, 2025



CALL TO ORDER 5:45pm Brad Pellissier, Jim MacFeat, and Pat Pio

Also present: Jennifer Roy, ZEO/Staff Liaison Absent: Adam VanWingerden and Bill Salka

OLD BUSINESS:

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.

Brian Juliano addressed the commission, explaining the history of the property and what he is doing. Mr. Juliano anticipates this to be a one year project, he is using boulders from the property for his pool business.

Jennifer Roy explained that the Special Use permit, if approved, would expire in one year, and there are certain conditions of approval that are recommended such as hours of operation, and posting of a bond. Discussion was held.

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

Tyche Planning and Policy Group: Draft Plan of Conservation and Development 2025.

Mike D'Amato and Jeremy DeCarli of Tyche Planning and Policy Group revied the draft POCD with the commission. Discussion was held. Mr. D'Amato explained the timeline for adopting the draft, including scheduling of a public hearing. Tyche will contact CRCOG for comments, Ms. Roy will contact the Board of Selectmen requesting comments by November 6th.

Pat Pio made a motion to schedule a tentative public hearing on December 11, 2025, 6:30pm, at the regularly scheduled Planning Commission meeting. Jim MacFeat seconded the motion, all in favor, motion carried.

NEW BUSINESS:

Subject: 8-24 Referral for the Proposed Landfill Solar Project on top of the Closed Somers Landfill.

Todd Rolland, Director of Land Use and Public Works addressed the commission requesting a positive referral for a proposed solar project at the closed Somers Landfill location. Discussion was held.

Jim MacFeat made a motion for a positive referral for the proposed solar project at the closed Somers Landfill, Pat Pio seconded, all in favor, motion carried.

APPROVAL OF MINUTES: September 11, 2025 Jim MacFeat made a motion to approve the minutes as written, Pat Pio seconded, all in favor, motion carried.

ADJOURNMENT: Jim MacFeat made a motion to adjourn, Pat Pio seconded, meeting adjourned 6:21pm,

Respectfully submitted,
Jennifer Roy, CZEO