

TOWN OF SOMERS - PLANNING COMMISSION
SPECIAL MEETING MINUTES
Thursday, November 13, 2025



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

NEW BUSINESS:

1. J.V Ladd Properties, 85 & 95 South Road, Somers requesting a lot line reconfiguration to adjust the common side property line. No new lot created.

Tom Carengo, Gingras Development explained the lot line revision is needed for the approved Mixed-Proximate Housing. Brief discussion was held, no land locked property being created.

Adam VanWingerden made a motion to approve the line reconfiguration for 85 & 95 South Road. Jim MacFeat seconded, all in favor, motion carried.

2. 8-24 Referral to sell a Town Right of Way on Aspen Ridge.

Todd Rolland, Director of Land Use and Public Works explained to the commission, there is a Town Right of Way that has not ever been utilized, the sale was sent out for bids. One bid was received by the abutting property owner. Mr. Rolland is requesting a positive referral for the sale. Brief discussion was held.

Jim MacFeat made a motion for a positive referral for the sale of a Town Right of Way on Aspen Ridge. Adam VanWingerden seconded the motion, all in favor, motion carried.

OLD BUSINESS:

1. Draft Plan of Conservation and Development 2025

Jennifer Roy confirmed that CRCOG has provided a positive referral, and the next step is to schedule a public hearing. It was also suggested that a joint Zoning Commission and Planning Commission meeting be held for this public hearing, due to the merge of Planning and Zoning effective January 1, 2026.

Adam VanWingerden made a motion to schedule a public hearing for Thursday, December 11, 2025 at 6:30pm. Jim MacFeat seconded, all in favor, motion carried.

APPROVAL OF MINUTES: October 23, 2025 Tabled to December 11, 2025

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

Respectfully submitted, Jennifer Roy, CZEO