

TOWN OF SOMERS - ZONING COMMISSION
MEETING MINUTES
Monday, May 6, 2024, 6:30pm



CALL TO ORDER: 6:30pm Members present: Jim Formica, Dan Fraro, Chris Locatelli, Howie Coro and Shane Manning. Also present: Jennifer Roy, Staff Liaison.
Absent: Doug Ferro

NEW BUSINESS:

Jennifer Roy addressed the commission, as they were previously informed, Karl Walton resigned effective May 1, 2024. The commission recognized his many years of service on various boards and commissions and thanks him for this. As a result, the Board of Selectmen appointed Howie Coro as a regular member of the Zoning Commission effective May 1, 2024.

Dan Fraro made a motion to amend the agenda, adding election of Chairman. Chris Locatelli seconded, all in favor, motion carried.

Shane Manning nominates Jim Formica as Chairman, Howie Coro seconded, all in favor, motion carried.

Application #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 advised the commission that this application was received today, whereas the applicant is applying to the Liquor Control Division for an expansion of their current liquor license, to allow the consumption of alcohol in other areas of the property. Ms. Roy believes this falls under a modification of their Special Use permit, therefore a public hearing should be held and a referral to the Planning Commission.

Brief discussion held.

Chris Locatelli made a motion to receive application #24-003 Driving Range 349 Main Street LLC, refer to the Planning Commission, and schedule a public hearing for Monday, June 3, 2024 at 6:30pm. Shane Manning seconded, all in favor, motion carried.

PUBLIC HEARING:

Jennifer Roy advised the commission that there was a noticing issue, where the public hearing was not posted with the Town Clerk 10 days prior, as required for text amendments. Discussion was held.

1. 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.

Chris Locatelli made a motion to open the public hearing, and continue to Wednesday, May 15, 2024 at 6:00pm. Shane Manning seconded, all in favor, motion carried.

DISCUSSION/POSSIBLE DECISION - TABLED

1. 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

MINUTES APPROVAL: March 4, 2024 Shane Manning made a motion to approve minutes as written. Chris Locatelli seconded, all in favor, motion carried.

ADJOURNMENT: Shane Manning made a motion to adjourn, Dan Fraro seconded, all in favor, meeting adjourned 6:40pm.

Respectfully submitted,
Jennifer Roy

*****MINUTES ARE NOT OFFICIAL UNTIL APPROVED A SUBSEQUENT MEETING*****