

TOWN OF SOMERS - ZONING COMMISSION
MEETING MINUTES
Tuesday, September 3, 2024



CALL TO ORDER 6:30pm members present: Jim Formica, Chris Locatelli, Howie Coro and Dan Fraro. Also present Jennifer Roy, ZEO/Staff Liaison.

NEW BUSINESS

Chris Locatelli made a motion to amend the agenda adding application #24-004 Specialty Realty, LLC, for site plan approval at 265 Field Road, Somers. Howie Coro seconded, all in favor, motion carried.

#24-004 Specialty Realty LLC, seeking site plan approval at 265 Field Road, Somers. Eric Peterson of Gardner and Peterson present to represent the applicants. Mr. Peterson explained the site plan to the commission. The applicants are looking to operate an indoor storage facility for high-end cars. There will be some minor changes to the paved area, and a lighting plan was also presented.

Jennifer Roy explained that the use would be considered warehousing, and the regulations allow for this in the Industrial Zone with Site Plan approval. Ms. Roy explained that for Site Plan approval, the commission can choose to hold a public hearing, or not.

Discussion was held. Seeing no major changes to the site, the commission will forgo holding a public hearing.

Howie Coro made a motion to accept application #24-004 Specialty Realty, LLC, for site plan approval at 265 Field Road, Somers and add this to the discussion portion of the agenda. Chris Locatelli seconded, all in favor, motion carried.

STAFF REPORT: Ms. Roy provided a brief explanation to the commission regarding the staff report.

DISCUSSION

Gingras Development/Ladd Properties – Pre-application discussion for development of Somers Crossing, Phase 2, 85 South Road, Somers.

Tom Carenzo from Gingras Development and Jonathan Ladd from JM Ladd addressed the commission. They are looking to move forward with a text amendment that will allow development similar to Soapstone Estates/multi-unit buildings in the Village District. A conceptual site plan was presented, showing 6 buildings with 3-5 units in each. They will be condominium type units, sold individually. The idea is for development at Somers Crossing on South Road.

Discussion was held. Jim Formica commented that the commission is open to this concept. All commission members agreed.

#24-004 Specialty Realty, LLC, for site plan approval at 265 Field Road, Somers

Discussion was held with the applicants Nick and Angelica Rollacut. Mr. Rollacut explained that he owns a automobile detailing business in Enfield, and he sees a need for this type of storage of high-end/specialty cars. This will strictly be by appointment only; customers will not be able to access the building without either he or his wife.

Lighting plan was discussed. Mr. Roy explained that the lights must be off at closing and can only be on motion sensors overnight.

Chris Locatelli made a motion to approve #24-004 Specialty Realty, LLC, for warehousing/storage facility at 265 Field Road, Somers. Howie Coro seconded the motion, all in favor, motion carried.

APPROVAL OF MINUTES: June 3, 2024 Chris Locatelli made a motion to approve minutes as written, Dan Fraro seconded, all in favor, motion carried.

ADJOURNMENT: Chris Locatelli made a motion to adjourn, Howie Coro seconded, all in favor, meeting adjourned 7:03pm.

Respectfully submitted,
Jennifer Roy

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