

TOWN OF SOMERS - ZONING COMMISSION
SPECIAL MEETING MINUTES
Monday, December 2, 2024



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

PUBLIC HEARING:

Application #24-005: Hugh's Mechanical Equipment, LLC, 357 Billings Road, Somers, seeking site plan approval per Sections 214-4.3.C.2 and 214-4.3.C.3 of the Somers Zoning Regulations, to construct two 6,000 square foot industrial buildings for use as a Contractor's Yard and general industrial, in the Industrial Zone.

Seamus Moran of H&H Engineering, LLC representing the applicant, provided an overview of the proposed development at 357 Billings Road. Mr. Moran reviewed the plans in detail. Also present was owner, Hugh Haun. Mr. Haun gave the commission an overview of his business operation, and what day to day operations would be like. Discussion was held.

No one present to speak in favor or opposition of the application.

Chris Locatelli made a motion to close the public hearing, Howie Coro seconded, all in favor, public hearing closed at 6:49pm.

DISCUSSION/POSSIBLE DECISION:

Application #24-005: Hugh's Mechanical Equipment, LLC, 357 Billings Road, Somers, seeking site plan approval per Sections 214-4.3.C.2 and 214-4.3.C.3 of the Somers Zoning Regulations, to construct two 6,000 square foot industrial buildings for use as a Contractor's Yard and general industrial, in the Industrial Zone.

Shane Manning made a motion to approve application #24-005 Hugh's Mechanical Equipment, LLC, 357 Billings Road, site plan, to construct two industrial buildings. Howie Coro seconded the motion, all in favor, motion carried.

NEW BUSINESS:

Application #24-006: Gingras Development, for JV Ladd Properties, LLC, 85 South Road, Somers; proposed text amendment to section 4.3 Business/Industrial Districts, Principal Uses and Structures B.2 to allow Mixed-Proximate Residential uses with a Special Use Permit, and Section 6 Use Related Provisions, 6.14 Mixed-Proximate Residential development of semi-detached housing units.

Tom Carenzo of Gingras Development present to discuss the proposed text amendment application. An overview was given to the commission. Jennifer Roy explained that the text amendment was prepared by Donald Polland, a Planning Consultant who has previously prepared and presented a text amendment for the Eleanor Road/Soapstone Estates community that Mr. Carenzo has developed. Discussion held.

Shane Manning made a motion to accept application #24-006 Gingras Development, for proposed text amendment allowing Mixed-Proximate Residential Use, refer to CRCOG and Planning Commission, and schedule a public hearing for January 6, 2025 at 6:30pm. Dan Fraro seconded the motion, all in favor, motion carried.

APPROVAL OF MINUTES: November 13, 2024 – Shane Manning made a motion to approve the minutes as written, Chris Locatelli seconded, all in favor, motion carried.

2025 Meeting schedule: Chris Locatelli made a motion to approve the 2025 meeting schedule, Shane Manning seconded, all in favor, motion carried.

ADJOURNMENT: Shane Manning made a motion to adjourn, Dan Fraro seconded, all in favor, meeting adjourned 6:58pm.

Respectfully submitted,
Jennifer Roy

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