

TOWN OF SOMERS - ZONING COMMISSION
SPECIAL MEETING AGENDA
Monday, November 10, 2025 at 6:00pm
Town Hall, 600 Main Street, Somers, CT



- I. CALL TO ORDER
- II. NEW BUSINESS:
 1. Application #25-008: Grower Direct Farms, 164 Hampden Road, Somers seeking a Site Plan modifications for a two phase project, Phase 1 – construction of a gravel storage area, Phase 2 – realignment of the existing driveway, including removal of existing culvert and replacement with a new arch culvert, in the A1 Residential Zone.
- III. PUBLIC HEARING continued from 10/6/2025:
 1. Application #25-007: JV Ladd Properties c/o Gingras Development, 85 South Road, Somers seeking a Special Use permit for a Mixed-Proximate Housing development per section 214-6.14 Mixed-Proximate Residential, to construct 6 buildings containing multiple Townhouse style units in the Village Business Zone.
- IV. DISCUSSION/POSSIBLE DECISION:
 1. Application #25-006: Brian Juliano, Juliano Family One, LLC, 7 and 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.
 2. Application #25-007: JV Ladd Properties c/o Gingras Development, 85 South Road, Somers seeking a Special Use permit for a Mixed-Proximate Housing development per section 214-6.14 Mixed-Proximate Residential, to construct 6 buildings containing multiple Townhouse style units in the Village Business Zone.
 3. Application #25-008: Grower Direct Farms, 164 Hampden Road, Somers seeking a Site Plan modifications for a two phase project, Phase 1 – construction of a gravel storage area, Phase 2 – realignment of the existing driveway, including removal of existing culvert and replacement with a new arch culvert, in the A1 Residential Zone.
- V. EXECUTIVE SESSION: Pending Claims and Litigation Prior v. Somers Zoning Commission. HHD-CV22-6184463; HHD-CV23-6179559; HHD-CV24-6184464 Discussion regarding proposed settlement.
- VI. DISCUSSION AND POSSIBLE ACTION: Proposed settlement in 3 cases captioned Prior v. Somers Zoning Commission as discussed in Executive Session.
- VII. APPROVAL OF MINUTES: October 10, 2025
- VIII. ADJOURNMENT