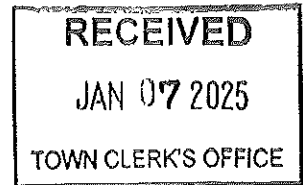


TOWN OF SOMERS - ZONING COMMISSION
SPECIAL MEETING MINUTES
Monday, January 6, 2025



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

PUBLIC HEARING:

Shane Manning made a motion to open the public hearing, Howie Coro seconded, all in favor, hearing opened at 6:32pm.

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.

Jennifer Roy advised the commission that positive referrals were received from both the Planning Commission and CRCOG (Capitol Region Council of Governments).

Attorney Mike Schober representing the applicant, present to explain text amendment. Attorney Schober gave an overview of the text being proposed, and provided an excerpt from the Somers Plan of Conservation and Development (POCD) (Exhibit A). Tom Carenzo, applicant, provided a conceptual site plan (Exhibit B). Discussion was held.

Public comment:

John Parks, 37 Eleanor Road, Somers spoke in favor of the text amendment.
No other public comments.

With no further comments or questions, Shane Manning made a motion to close the public hearing. Howie Coro seconded the motion, all in favor, hearing closed at 6:48pm.

DISCUSSION/POSSIBLE DECISION:

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.

Brief discussion held among commissioners.

Howie Coro made a motion to approve 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, in doing so the commission finds that this amendment is in alignment with the Somers POCD. Shane Manning seconded the motion, all in favor, motion carried.

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.

APPROVAL OF MINUTES: December 2, 2024 – Shane Manning made a motion to approve the minutes as written, Howie Coro seconded, all in favor, motion carried.

ADJOURNMENT: Shane Manning made a motion to adjourn, Dan Fraro seconded, all in favor, meeting adjourned 6:55pm.

Respectfully submitted,
Jennifer Roy

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