

TOWN OF SOMERS - ZONING COMMISSION
MEETING MINUTES
Monday, April 7, 2025



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

NEW BUSINESS:

1. Application #25-004: Hugh Haun, Hugh's Mechanical Equipment, LLC, 357 Billings Road, Somers, seeking a Site Plan modification to construct one 12,000 square foot building where two 6,000 square foot buildings were previously approved, in the Industrial Zone.

Jennifer Roy explained the application for modification to the commission. Ms. Roy confirmed that both Jeff Bord, Consulting Town Engineer, and Todd Rolland, Director of Land Use and Public Works have reviewed the site plan. Both Mr. Bord and Mr. Rolland agreed on 2 conditions that the commission should consider:

1. The installation of a dry well on the northern edge of the property where the low point is to mitigate any future ponding on the abutting property.
2. The headwall for the culverts under Billings Road directly under the proposed entrance should be removed, and the culverts plugged as they will no longer be needed once work is complete.

Hugh Hann of Hugh's Mechanical addressed the commission regarding the application for site plan modification, explaining that once he starting planning the construction of building one, of the 2 building proposed site, it will be more economical to construct one larger building.
Discussion held.

Shane Manning made a motion to approve application #25-004 Hugh's Mechanical, for a site plan modification at 357 Billings Road, to construct one 12,000 square foot building, with the conditions recommended by the Town Engineer. Howie Coro seconded, all in favor, motion carried.

2. Application #25-002: Specialty Realty, LLC, 265 Field Road, Somers, seeking a Special Use Permit per section 214-8.4 Earthwork Regulations to excavate topsoil and gravel from both 375 Billings Road and the rear portion of 265 Field Road to lower the elevation and combine parcels for existing building and storage facility, in the Industrial Zone.

3. Application #25-003: Specialty Realty, LLC, 265 Field Road, Somers, seeking a Site Plan modification per section 214-4.3.C.1 to allow for the exterior storage/warehousing of larger vehicles associated with the primary use at 265 Field Road, in the Industrial Zone.

Eric Peterson of Gardner and Peterson Associates of Tolland present to speak for Specialty Realty, LLC. Mr. Peterson explained both application #25-002 and #25-003 simultaneously, as the earthwork being proposed under #25-002, will be to prepare the site for the proposed use under #25-003. Presentation given and discussion held.

Shane Manning made a motion to accept application #25-002 Specialty Realty, LLC, seeking a special use permit to perform earthwork at 375 Billings Road and 265 Field Road, refer to the Planning Commission, and schedule a public hearing for Monday, May 5, 2025 at 6:30pm. Dan Fraro seconded the motion, all in favor, motion carried.

Howie Coro made a motion to accept application #25-003 Specialty Realty, LLC, seeking site plan modification to allow for the exterior storage/warehousing of larger vehicles associated with the primary use at 265 Field Road, refer to the Planning Commission and schedule a public hearing for Monday, May 5, 2025 at 6:30pm. Shane Manning seconded the motion, all in favor, motion carried.

APPROVAL OF MINUTES: February 24, 2025 Shane Manning made a motion to approve the minutes as written, Dan Fraro seconded, all in favor, motion carried.

ADJOURNMENT

Respectfully submitted,
Jennifer Roy

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