

TOWN OF SOMERS - ZONING COMMISSION
MEETING MINUTES
Monday, May 5, 2025



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

NEW BUSINESS:

1. Application #25-005: R&E Properties, LLC, 10 Field Road, seeking a Special Use permit per section 214-8.4 Earthwork Regulations to perform excavation and screening of existing topsoil and woodchip piles and removal of existing debris including asphalt, concrete, steel and wood pieces in the Industrial Zone.

Jennifer Roy explained the application to the commission, along with Roger Flavell or R&E Properties, LLC. Due to the size of the property formally owned by the State of Connecticut, there's a large amount of clean up work needed, then the applicant plans on performing earthwork, including screening of topsoil.

Chris Locatelli made a motion to accept application #25-005 R&E Properties, LLC, 10 Field Road, seeking a Special Use permit for Earthwork, refer to the Planning Commission, and schedule a public hearing for June 2, 2025 6:30pm. Shane Manning seconded the motion, all in favor, motion carried unanimously.

PUBLIC HEARING:

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.

Ms. Roy confirmed that Jeff Bord, Consulting Town Engineer reviewed the site plans, minor comments to be noted on the plans.

Written correspondence in favor of the applications from Bob Smyth, Field Road, Somers presented.

Public comments received:

Richard Navikonis, 385 Billings Road, Somers – expressed concerns, generally in favor.

Joe Decker, 393 Billings Road, Somers – expressed concerns.

Further discussion ensued regarding suggested conditional approval, for the Special Use permit, that the property on Billings Road be merged with the Field Road parcel due to the proposed development and parking which straddles the property line. Also, that the possible well on the Billings Road property be investigated, and if existing, properly abandoned.

Chris Locatelli made a motion to close the public hearing, Dan Fraro seconded, all in favor, hearing closed 7:17pm.

Shane Manning made a motion to approve application #25-002 Specialty Realty, LLC, seeking a special use permit to perform earthwork at 375 Billings Road and 265 Field Road, with the condition that the matter of possible well on the property be handled according to Health Code, and that Mr. Bord's comments be added to the plans. Dan Fraro seconded the motion, all in favor, motion carried.

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.

Shane Manning made a motion to approve 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, with the condition that the two parcels be merged to one, located at 265 Field Road. Chris Locatelli seconded the motion, all in favor, motion carried.

APPROVAL OF MINUTES: April 7, 2025 Shane Manning made a motion to approve the minutes as written, Chris Locatelli seconded, Manning, Locatelli and Fraro in favor, Formica abstains, motion carried.

ADJOURNMENT: Shane Manning made a motion to adjourn, Chris Locatelli seconded, all in favor, meeting adjourned 7:24pm.

Respectfully submitted,
Jennifer Roy

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