

TOWN OF SOMERS - ZONING COMMISSION
MEETING MINUTES
Monday, June 2, 2025



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

PUBLIC HEARING:

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.

Chris Locatelli made a motion to open the public hearing at 6:31pm. Howie Coro seconded, all in favor, motion carried.

Jennifer Roy gave a brief overview of the application and operation. The applicants/owners were invited to address the commission. Evan Holmes and Roger Flavell explained to the commission their recent purchase of 10 Field Road, previously owned by the State of Connecticut. The state had dumped things on this parcel for years. Mr. Flavell explained the initial phase of this project, which is long term, will be to haul out stumps, mulch, and soil. They plan on working on this just a few days a week as they both have full-time companies to run.

Brief discussion was held. Public comments:

Dr. Steven Squillace, President of the condo association located on the abutting parcel, 48 South Road. Not opposed to the project, has questions, one specific was if they intend to remove the tree lined buffer.

Mr. Flavell explained that they have no intention of cutting the trees down or performing any work along that property line.

No further comments or questions. Howie Coro made a motion to close the public hearing, Dan Fraro seconded, all in favor, public hearing closed at 6:37pm.

DISCUSSION/POSSIBLE DECISION:

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.

Brief discussion was held. Jennifer Roy advised that a positive referral was received from the Planning Commission. Also Ms. Roy stated that this Special Use permit would cover the hours of operation that are permitted in the Zoning Regulations.

Chris Locatelli made a motion to approve application #25-005 R&E Properties, LLC, 10 Field Road for a Special Use permit to perform Earthwork operation in the Industrial Zone.

NEW BUSINESS:

Worthington Winery, 359 Mountain Road, Somers – Renewal request for outdoor amplified music, for up to thirty days in 2025, with the conditions set forth in the 2023 approval.

Ms. Roy explained to the commission that the condition of approval under the Special Use Permit for Worthington Winery allows outdoor music for one year. This has expired, and Worthington Winery is requesting it be renewed for another year, for up to 30 days of music. Ms. Roy has not received any complaints and explained that there is still pending litigation/mediation taking place. Ms. Roy felt renewing for one year at this time would be best, to allow for hopefully an agreement to be reached.

Mark Murdoch of Worthington Winery addressed the commission. Mr. Murdoch explained that they are looking to continue the outdoor music as they've had, for this year, 2025. A list of tentative performers was given to Ms. Roy already. Also, Mr. Murdoch provided the commission with the recently completed Acoustics Survey completed by Brooks Acoustics Corporation. The results of this survey are that the music should not have an impact on the neighboring properties.

Howie Coro made a motion to approve outdoor music at Worthington Winery, for 2025 for up to 30 days of entertainment. Dan Fraro seconded, all in favor, motion carried.

APPROVAL OF MINUTES: May 5, 2025 Chris Locatelli made a motion to approve the minutes as written. Howie Coro seconded, all in favor, motion carried.

ADJOURNMENT: Howie Coro made a motion to adjourn, Chris Locatelli seconded, all in favor, meeting adjourned 6:45pm.

Respectfully submitted,
Jennifer Roy