

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



CALL TO ORDER 6:00pm Members present: Jim Formica, Chairman, Chris Locatelli, Shane Manning and Dan Fraro. Also, present Jennifer Roy, ZEO/Staff Liaison
Absent: Howi Coro, Doug Ferro

PUBLIC HEARING:

Application #25-006: Brian Juliano, Juliano Family One, LLC, 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.

Chairman Jim Formica presented for the record a copy of a letter and 2 maps that was placed in one of the commissioners mailbox (Exhibit 1). Attorney Peter Zarella objects to the submission.

Attorney Peter Zarella addressed the commission, explained the nature of the application. Attorney Zarella provided a power point presentation (Exhibit 2), including google earth photos dating back to the 1990's. Attorney Zarella explained that there is an average of 5-10 trucks per day, and the applicant is looking to continue the operation, under a Special Use Permit for Earthwork, removing boulders and gravel to bring to job sites.

Brian Juliano addressed the commission and explained the nature of his operation. Mr. Juliano further explained that he believes the noise the neighbors are hearing is coming from blasting and jackhammering over the state line in Hampden Massachusetts. Mr. Juliano stated that he has been installing several pools in that area, and there's ledge that was being removed for the installation.

Chris Locatelli made a motion to open the public hearing, Dan Fraro seconded, all in favor, hearing opened at 6:30pm. Public comment:

Ray Martin, 89 Cooksville Road, Somers – expressed concerns
Steven Bonasera, 265 Stafford Road, Somers – expressed concerns
Kevin Barbeau, 66 Hangdog Lane, Somers – expressed concerns
Andrea Martin, 89 Cooksville Road, Somers – expressed concerns
Mark Christensen, 207 Stafford Road, Somers – expressed concerns
Joan Formeister, 46 Skyridge Drive, Somers – expressed concerns
Shawn Curtis, 36 Lovers Lane, Somers – expressed concerns, presented 2 photos (Exhibit 3)
Marielle Morgan, 80 Old Hampden Road, Somers – expressed concerns
Peter Bouleau, 80 Old Hampden Road, Somers – expressed concerns

Attorney Zarella re-addressed the commission, responding to the questions that arose from the public.

Brian Juliano also re-addressed the commission. Brief discussion was held.

Jennifer Roy provided the commission with staff reviews, including the town's consulting Engineer, ZEO, Public Works Director and Wetlands Agent. Ms. Roy explained what has transpired over the past several months. Ms. Roy suggested that there should be restrictions placed on the Special Use Permit should the commission vote to approve, such as hours of operation, and only Monday-Friday. Zoning regulations prohibit Earthwork on Federal holidays.

Chris Locatelli made a motion to close the public hearing, Dan Fraro seconded, all in favor, public hearing closed at 7:37pm.

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.

Attorney George Schober addressed the commission, outlining the application, and provided an outline of the regulation and how the application meets the requirements (Exhibit 1). Attorney Schober requested the public hearing remain open as they are currently awaiting Wetlands approval.

Tim Coon, J.R. Russo & Associates provided a presentation for the commission of the project, including history, existing conditions, and the proposed development. Mr. Coon presented a Traffic Statement from F.A. Hesketh & Associates, Inc. (Exhibit 2).

Ms. Roy provided the commission with staff reviews, the town's consulting Engineer, ZEO, Public Works Director and Erosion Control Agent.

Chris Locatelli made a motion to open the public hearing, Dan Fraro seconded, all in favor, hearing opened at 7:45pm. Public comment:

John Parks, 37 Eleanor Road, Somers – in favor

Dale Witwer, 4 Lake Drive, Somers – expressed concerns, asked for fencing/gate/sign

Samantha Bastarache, 58 Harness Drive, Somers – in favor

Jeff Lipton, 435 South Road, Somers – in favor

Bud Knorr, 11 Lake Drive, Somers – expressed concerns about fencing/security

Jody Cox, 28 White Birch Circle, Somers – in favor

Nancy Edgar, 11 Mountain View Road, Somers – expressed concern/wants fencing

Dan Hinkley, 178 Highland View Drive, Somers – in favor

Shane Manning made a motion to continue the public hearing for #25-007 to a special meeting, Monday, November 10, 2025 at 6:00pm. Chris Locatelli seconded, all in favor, motion carried.

DISCUSSION/POSSIBLE DECISION:

1. Application #25-006: Brian Juliano, Juliano Family One, LLC, 7 and 47 Old Hampden Road, Somers.
2. Application #25-007: JV Ladd Properties c/o Gingras Development, 85 South Road, Somers.

Chris Locatelli made a motion to table the discussion and decisions, Shane Manning seconded, all in favor, motion carried.

EXECUTIVE SESSION: Pending Claims and Litigation Prior v. Somers Zoning Commission. HHD-CV22-6184463; HHD-CV23-6179559; HHD-CV24-6184464 Discussion regarding proposed settlement.

Shane Manning made a motion to move into Executive session, inviting Jennifer Roy and Carl Landolina. Chris Locatelli seconded, all in favor, motion carried, session began at 8:22pm and ended at 9:00pm.

APPROVAL OF MINUTES: September 2, 2025 Chris Locatelli made a motion to approve the minutes as written, Shane Manning seconded, all in favor, motion carried.

ADJOURNMENT: Chris Locatelli made a motion to adjourn, Shane Manning seconded, all in favor, meeting adjourned 9:01pm.

Respectfully submitted,
Jennifer Roy, CZEO

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