

TOWN OF SOMERS - ZONING COMMISSION
SPECIAL MEETING MINUTES
Monday, November 10, 2025



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

NEW BUSINESS:

Application #25-008: Grower Direct Farms, 164 Hampden Road, Somers seeking a Site Plan modifications for a two phase project, Phase 1 – construction of a gravel storage area, Phase 2 – realignment of the existing driveway, including removal of existing culvert and replacement with a new arch culvert, in the A1 Residential Zone.

Tim Coon from JR Russo & Associates provided a presentation for site plan modifications and explained the 2 phases of the project. Discussion was held.

Jennifer Roy advised the commission that with a site plan modification, they can choose to hold a public hearing, but it is not required. Due to the location of the proposed lot, Ms. Roy suggested that they may want to hold a public hearing.

Attorney George Schober representing Grower Direct, addressed the commission regarding the application. Attorney Schober discussed the site, and abutting property owned by Grower Direct, and didn't see the need for a public hearing. Discussion was held.

Howie Coro made a motion to approve application #25-008 Grower Direct Farms for site plan modifications. Dan Fraro seconded the motion, Coro, Fraro, Formica in favor, Locatelli recused himself. Motion carried.

PUBLIC HEARING:

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 Schober and Tim Coon representing Gingras Development. Attorney Schober confirmed the applicant received Wetlands approval, with conditions. Attorney Schober addressed some open items that could be a condition of approval, bonding and lot line reconfiguration. Tim Coon provided a brief presentation. Discussion was held.

Dale Witwer, 4 Lake Drive – expressed concerns
Mike Strietelmeier, 3 Lake Drive – expressed concerns
Gary Prior, 7 Lake Drive – expressed concerns

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).

Tom Carenzo, Gingras Development, addressed the commission regarding emergency access. He explained the type of chain used at Somers Village.

Attorney Carl Landolina asked about the septic system approval, is this state or local. Jennifer Roy confirmed that the Town Sanitarian has provided confirmation that the site substantially meets health code, and he asked the state health department to review the plans. No need for this to be a condition of approval.

Chris Locatelli made a motion to close the public hearing, Dan Fraro seconded, all in favor, motion carried.

DISCUSSION/POSSIBLE DECISION:

Application #25-006: Brian Juliano, Juliano Family One, LLC, 7 and 47 Old Hampden Road, Somers.

Howie Coro stated for the record that he has viewed the previous meeting/public hearing, reviewed the documents and is familiar with the application.

Jim Formica discussed concerns, the possibility of wetlands. Jennifer Roy stated that the Wetlands Agent determined this was not within 100 feet of the wetlands, the brook is across the street. Attorney Landolina explained that an expert would make the determine if the activity would cause harm or negative impact on the public healthy safety and welfare. Absent expert testimony, the other consideration would be hours of operation. Discussion was held.

Chris Locatelli made a motion to approve application #25-006 Juliano Family One, to conduct Earthwork Operation with the following conditions:

1. Maximum of 5 truckloads per day.
2. The bond in the amount of \$124,000 is reviewed and approved by the Town Engineer.
3. The ZEO to perform periodic inspections.
4. No blasting, drilling, crushing or processing of the materials.
5. No new digging other than dislodging boulders.
6. Hours of operation Monday – Friday 7:30am-4:00pm only.

Howie Coro seconded the motion, all in favor, motion carried.

Application #25-007: JV Ladd Properties c/o Gingras Development, 85 South Road, Somers.

Discussion held. Howie Coro made a motion to approve application #25-007 Gingras Development, with the following conditions:

1. The Planning Commission approves the lot line revision.
2. The applicants Engineer provide a bond estimate to be approved by the Town Engineer.

Dan Fraro seconded the motion, 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.

Chris Locatelli made a motion to move into Executive session, inviting Jennifer Roy and Carl Landolina. Dan Fraro seconded, all in favor, motion carried, session began at 7:34pm and ended at 7:55pm. No votes/action was taken.

APPROVAL OF MINUTES: October 10, 2025 Chris Locatelli made a motion to approve the minutes as written, Howie Coro seconded, all in favor, motion carried.

ADJOURNMENT: Chris Locatelli made a motion to adjourn, Dan Fraro seconded, all in favor, meeting adjourned 7:55pm.

Respectfully submitted,
Jennifer Roy, CZEO

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