

TOWN OF SOMERS – PLANNING & ZONING COMMISSION
MEETING MINUTES

Thursday, August 13, 2026 at 6:00pm



CALL TO ORDER 6:00pm Members present: Jim Formica, Brad Pellissier, Jim MacFeat, Adam VanWingerden and Chris Locatelli. Jennifer Roy, CZEO, staff liaison and Mike Zizka, Town Attorney
Absent: Bill Salka, Shane Maning, Howie Coro, Pat Pio, and Dan Fraro

NEW BUSINESS:

1. Application #PZC26-009: Mason St. Pierre, application Site Plan approval to convert 138 Main Street, Somers, from mixed use commercial/residential to fully residential with a total of 4 dwelling units in the Village Business District.

Jennifer Roy explained the application to the commission, advising that this falls under recent legislation effective July 1, 2026. Attorney Zizka provided a brief overview of the requirements. Brief discussion was held.

Brad Pellissier made a motion to approve application PZC26-009, Mason St. Pierre, converting 138 Main Street from mixed use to all residential, up to 4 units. Chris Locatelli seconded the motion, all in favor, motion carried.

2. Application #PZC26-010: Somers Planning & Zoning Commission/Jennifer Roy ZEO, text amendments to comply with Public Act 25-1, section 16, regarding middle housing requirements.

Attorney Zizka gave a more thorough explanation of the legislative changes under Public Act 25-1 regarding middle housing. Discussions were held.

Brad Pellissier made a motion to accept application PZC26-010, schedule a public hearing for October 8, 2026 at 6pm, and refer to CRCOG. Chris Locatelli seconded the motion, all in favor, motion carried.

STAFF REPORT: Jennifer Roy provided the commission with some details on recently updated Zoning Enforcement policy, which she will email a copy of for them to review. Ms. Roy explained the reasoning behind updating the policy, as well as a newly created complaint form. Ms. Roy further provided the commission with complaints that have been received regarding the Earthwork at 47 Old Hampden Road, regarding operating outside of the permitted hours of operation. Also, recent storms have caused stormwater run off and erosion issues at 47 Old Hampden Road. Mr. Juliano was issued an Enforcement Order by Ms. Roy, as well as a Cease and Correct Order by Joanna Shapiro, Somers Wetlands/Erosion Control Agent.

Ms. Roy reported that she and Mrs. Shapiro had just performed a site visit today, with Mr. Juliano, and many areas on and around the site were walked. Mr. Juliano began last week putting more erosion control measures in place, and discussions were held regarding what measures should be implemented.

OLD BUSINESS: tabled

Conservation/Wetlands representative

MINUTES: July 9, 2026 Brad Pellessier made a motion to approve the minutes as written, Chris Locatelli seconded, Pellessier, Locatelli and Formica in favor, VanWingerden and MacFeat abstained, motion carried.

ADJOURNMENT: Chris Locatelli made a motion to adjourn, Brad Pellessier seconded, all in favor, motion carried, meeting adjourned 6:45pm

Respectfully submitted,
Jennifer Roy, CZEO