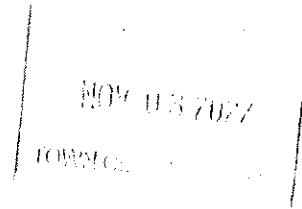


**TOWN OF SOMERS  
PLANNING COMMISSION  
600 Main St  
Somers, Connecticut 06071**



**To: Dave Marti, Town Clerk**  
**From: Brad Pellissier, Chairman, Planning Commission**  
**Date: November 2, 2022**  
**Subject: Regular Meeting Dates for 2023**

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**The Planning Commission approved the following meeting dates for 2023 at their November 2, 2022 meeting. All meetings will begin at 6:30 p.m. and will be held in the Downstairs Conference Room in the Main Town Hall - unless notified otherwise. Agendas are posted at least (48) hours prior to the scheduled meeting. Special meetings are scheduled, if necessary, and an agenda will be posted in the Town Hall.**

**January 12**

**February 9**

**March 9**

**April 13**

**May 11**

**June 8**

**July 13**

**August 10**

**September 14**

**October 12**

**November 9**

**December 14**

**January 11, 2024**

TOWN OF SOMERS  
PLANNING COMMISSION  
REGULAR MEETING



**\*\*\*JANUARY 12, 2023 MEETING CANCELLED\*\*\***

The next regular meeting is scheduled for February 9, 2023

Questions or concerns should be directed to the Land Use Department (860)763-8218.

**TOWN OF SOMERS - PLANNING COMMISSION**  
**MEETING AGENDA**  
**February 9, 2023 - 6:30 PM**  
**Somers Town Hall Lower Level Conference Room**  
**600 Main Street, Somers, CT**



I. CALL TO ORDER

II. NEW BUSINESS

DISCUSSION AND POSSIBLE DECISION:

Notice of Division or Reconfiguration of Land: 863 Main Street.

Notice of Division or Reconfiguration of Land: 7 Hitching Post Lane

PRESENTATION OF SOMERS SENIOR COMMUNITY CENTER : Todd Roland  
Director of Public Works

III. APPROVAL OF MINUTES: December 13, 2022

IV. ADJOURNMENT

**TOWN OF SOMERS - PLANNING COMMISSION  
MEETING AGENDA REVISED**

**February 9, 2023 - 6:30 PM**

**Somers Town Hall Lower Level Conference Room  
600 Main Street, Somers, CT**



I. CALL TO ORDER

II. NEW BUSINESS

DISCUSSION AND POSSIBLE DECISION:

Notice of Division or Reconfiguration of Land: 863 Main Street.

Notice of Division or Reconfiguration of Land: 7 Hitching Post Lane

PRESENTATION OF SOMERS SENIOR COMMUNITY CENTER : Todd Roland  
Director of Public Works

REFERRAL FROM ZONING - APPLICATION #23-001 – Heather Cunningham, 44  
Mill Road, East Longmeadow, MA seeking a Special Use Permit for a dog grooming  
business at 612 Main Street in Somers, per Somers Zoning Regulations §214-4.3  
permitted uses in the Village Business Zone.

III. APPROVAL OF MINUTES: December 13, 2022

IV. ADJOURNMENT

**Town of Somers – Planning Commission**

**Regular Meeting Minutes**

**February 9, 2023**

**6:30pm – Town Hall Lower-Level Conference Room**



CALL TO ORDER: 6:39PM

Members Present: Brad Pellissier, Adam Van Wingerden, Pat Pio (Speaker Phone). Also present Daniel Parisi, Director of Land Use, Attorney John Parks, Todd Roland Director of Public Works, Mike Bernier, Heather Cunningham, Al Neuser

Absent: Jim MacFeat, Bill Salka

NEW BUSINESS:

**DISCUSSION AND POSSIBLE DECISION:**

Notice of Division or Reconfiguration of Land: 863 Main Street

Attorney Parks spoke about 863 Main Street about the Lot Reconfiguration and showed the revised map. No other discussion.

A motion was made by Adam Van Wingerden to Approve the Lot Reconfiguration of Land at 863 Main Street, seconded by Pat Pio, all in favor motion passed.

Notice of Division or Reconfiguration of Land: 7 Hitching Post Lane

Mike Bernier spoke about the Lot Reconfiguration and showed the revised map. No other discussion.

A motion was by Adam Van Wingerden to Approve the Reconfiguration of Land at 7 Hitching Post Lane, seconded by Pat Pio, all in favor motion passed.

**DISCUSSION AND POSSIBLE/REFERRAL TO THE ZONING COMMISSION:**

Application #23-001 – Dog Grooming Business at 612 Main Street

Heather Cunningham spoke, she is bringing a Dog Grooming Business to a vacant location at 612 Main Street. No other discussion.

A motion was made by Adam Van Wingerden to send a Positive Referral to the Zoning Commission for Application #23-001 seconded by Pat Pio, all in favor motion passed.

A motion was made by Adam Van Wingerden to add Audience Comments ahead of the Presentation of Somers Senior Community Center seconded by Pat Pio all in favor motion passed.

**AUDIENCE COMMENTS:**

Al Neuser spoke about an email he sent to the First Selectmen about the gates on County Road. How he has interactions with Mr. Worthington. Brad Pellissier spoke for the Commission about there jurisdiction and land use issues. Al poke about the gates, concerns about somebody getting hurt, something happening is the liability to the Town. Todd Rolland spoke to the use of the road and reasoning for the gates.

PRESENTATION OF SOMERS SENIOR COMMUNITY CENTER:

Todd Rolland showed the Commission the presentation for the Community Center. He discussed where it is going and the lay out of the building. He says they are in the process of seeing how much it will cost for the construction and where the funding will come from.

A motion made by Pat Pio per the State Statute 8-24 to approve the concept for the Somers Senior Community Center seconded by Adam Van Wingerden all in favor motion passed.

APPROVAL OF MINUTES: Adam van Wingerden made a motion to approve the minutes of the December 13, 2022, Pat Pio seconded, all in favor motion passed.

ADJOURNMENT: Adam Van Wingerden made the motion to adjourn, Pat Pio seconded, all in favor motion passed, 7:17pm.

Respectfully Submitted,

Daniel Parisi

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

**TOWN OF SOMERS - PLANNING COMMISSION**  
**MEETING AGENDA**  
**March 9, 2023 - 6:30 PM**  
**Somers Town Hall Lower-Level Conference Room**  
**600 Main Street, Somers, CT**



- I. CALL TO ORDER
- II. NEW BUSINESS

DISCUSSION AND POSSIBLE DECISION:

Referral from Zoning – Application #23-002 – Hillsdale College, 732 Hall Hill Road, Somers seeking a modification of the Special Use Permit for operation of a religious institution, amending the conditions of approval regarding recreational use, restrictions placed on events and possible additional events; per section 214-9.

Notice of Division or Reconfiguration of Land: 41 Wood Rd

Resubdivision Application PL # 23-001 – 278 Georgewood Road

Subdivision Application PL #23-002 – Turnpike Road & Main Street – 5 Lot Subdivision

- III. APPROVAL OF MINUTES: February 9, 2023
- IV. ADJOURNMENT



**Town of Somers – Planning Commission**

**Regular Meeting Minutes**

**March 9, 2023**

**RECEIVED**

**MAR 13 2023**

**TOWN CLERK'S OFFICE**

**6:30pm – Town Hall Lower-Level Conference Room**

CALL TO ORDER: 6:30PM

Members Present: Brad Pellissier, Adam Van Wingerden, Jim MacFeat. Also present Daniel Parisi, Director of Land Use, Attorney John Parks, Jay Ussery - J.R.Russo, Attorney George Schober and Labin Duke – Hillsdale College  
Absent: Pat Pio, Bill Salka

NEW BUSINESS:

**DISCUSSION AND POSSIBLE DECISION:**

Referral from Zoning – Application #23-002 – Hillsdale College, 732 Hall Hill Road, Somers seeking a modification of the Special Use Permit for operation of a religious institution, amending the conditions of approval regarding recreational use, restrictions placed on events and possible events; per section 214-9.

Attorney Schober and Labin Duke Hillsdale College presented, the Application #23-002, seeking the modification To the Special Use Permit, more frequency to seminars and more participates. Attorney Schober explained under the existing Permit there have been no complaints from neighbors in the past 3 years that Hillsdale has been hosting events. They also explained how the modification would benefit the community and non-profit groups, that would like to hold events at Hillsdale.

A motion was made by Adam Van Wingerden to give a positive referral to zoning on Application #23-002, Jim MacFeat seconded, all in favor motion passed.

**Notice of Division or Reconfiguration of Land: 41 Wood Road**

Jay Ussery J.R. Russo spoke of the reconfiguration, there is a land locked piece they want to change the lot lines to make the land locked piece larger under the same owner. Adam Van Wingerden recused himself from the discussion. Brad questioned making a land lock parcel, but the piece was land locked, just making it larger.

A motion was made by Jim MacFeat to approve the lot Reconfiguration of 41 Wood Road, Brad Pellissier seconded, all in favor motion passed.

**Resubdivision Application PL#23-001 – 278 Georgewood Road**

Jay Ussery J.R. Russo spoke on the resubdivision, they are creating a lot for a new house. The Commission had a question on the length of the driveway. Daniel Parisi to check with the Fire Marshall.

A motion was made to schedule a Public Hearing for April 13, 2023 by Jim MacFeat seconded by Adam Van Wingerden, all in favor motion passed.



Subdivision Application PL #23-002 – Turnpike Road & Main Street – 5 Lots Subdivision

Jay Ussery J.R. Russo spoke for D&S Development they are proposing a 5 lot subdivision on the corner of Turnpike Road and Main Street. The Commission had questions about the length of the driveway. The Commission and the applicant shall select an appraiser to determine the fair market value of both the total area of land to be subdivided and the land proposed to be transferred. The applicant shall be responsible for all of the appraisal fees and expenses. The fair market value of the land to be transferred together with the fee to be paid, shall not cumulatively exceed 10% of the fair market value of the land to be subdivided.

A motion was made by Jim MacFeat to accept the Application PL#23-002 with the conditions: Check with the Fire Marshall on the driveway length, Wetlands Commission approval and the appraisal for the fee for fee in lieu of land, Adam Van Wingerden seconded, all in favor motion passed.

APPROVAL OF MINUTES: Adam van Wingerden made a motion to approve the minutes of the February 9, 2023, Jim MacFeat seconded, all in favor motion passed.

ADJOURNMENT: Jim MacFeat made the motion to adjourn, Adam Van Wingerden seconded, all in favor motion passed, 7:25pm.

Respectfully Submitted,

Daniel Parisi

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

**TOWN OF SOMERS - PLANNING COMMISSION  
PUBLIC HEARING & MEETING AGENDA**

**April 13, 2023 - 6:30 PM**

**Somers Town Hall Lower-Level Conference Room  
600 Main Street, Somers, CT**



- I. CALL TO ORDER
- II. PUBLIC HEARING – Resubdivision Application – PL#23-001 – 278 Georgewood Road
- III. OLD BUSINESS

**DISCUSSION AND POSSIBLE DECISION:**

Resubdivision Application PL # 23-001 – 278 Georgewood Road

Subdivision Application PL #23-002 – Turnpike Road & Main Street – 5 Lot Subdivision.

- IV. NEW BUSINESS
  - Hitching Post Lane – Road Acceptance
  - 218 Wood Road – Expired Subdivision Plan
- V. APPROVAL OF MINUTES: March 9, 2023
- VI. PUBLIC COMMENT – Items not on the Agenda
- VII. ADJOURMENT

**TOWN OF SOMERS - PLANNING COMMISSION**  
**MEETING MINUTES**  
**Thursday, April 13, 2023, 6:30pm**



CALL TO ORDER: 6:30 pm

Members present: Brad Pellissier, Adam VanWingerden, Pat Pio and Bill Salka.

Also Jennifer Roy, ZEO, Staff Liaison.

Absent: Jim MacFeat

**PUBLIC HEARING:**

Re-subdivision application #PL23-001 – 278 George Wood Road. Jay Ussery from JR Russo & Associates present to speak for the Eastwoods. Mr. Ussery explained this will be a transfer of land to a family member, therefore, no fee-in-lieu of open space will be required. Mr. Ussery further explained that they have received all other required approval and a variance from the ZBA for the driveway. A brief discussion was held.

Seeing no one present to speak, Bill Salka made a motion to close the public hearing, Pat Pio seconded, all in favor, motion carried.

Brad Pellessier asked the commission if they had any items they'd like to discuss. No comments by the commission; Pat Pio made a motion to approve application #PL23-001 for a re-subdivision of land at 278 George Wood Road. Adam VanWingerden seconded, all in favor, motion carried.

Application #PL23-002 – Turnpike Road and Main Street seeking a 5 lot subdivison. Attorney John Parks present representing the applicant D & S Development. Attorney Parks provided a packet of information regarding the wetlands portion of the property, explaining the results from when they went before the conservation commission. Statutory requirements were discussed.

Jay Ussery gave an overview of the subdivision to the commission. Fee-in-lieu of Open Space was discussed. Jennifer Roy questioned that the appraisal is typically performed before any approval of subdivision. Discussion was held. Brad Pellissier stated that this could be done at the same time and noted on the mylars that are filed.

Bill Salka made a motion to approve application #PL23-002 for a 5 lot sub-division, with the condition that it meets the Fire Marshal requirements for apparatus and that an appraisal take place for the fee-in-lieu of open space. Pat Pio seconded, all in favor, motion passed.

**NEW BUSINESS:**

Hitching Post Lane – road acceptance. Jennifer Roy provided report from DPW Direction Todd Rolland that the catch basins need to be cleared of debris. Bill Salka made a motion to approve the acceptance of Hitching Post Lane and refer to the Board of Selectmen for final approval, with

the condition the catch basins be cleared first. Adam VanWingerden seconded, all in favor, motion carried.

Expired subdivision plan – 218 Wood Road. Attorney John Parks address the commission regarding the history of the subdivision, including a drainage easement that was on the original plan. The subdivision was never filed on the land records when it was approved in March 2002, therefore it is expired. Discussions were held, and the general consensus of the commission is that a new application be made, for the lots as they exist today, for approval.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn, Bill Salka seconded, all in favor, meeting adjourned 7:55pm.

Respectfully submitted,  
Jennifer Roy

*Minutes are not official until approved at a subsequent meeting.*

**TOWN OF SOMERS - PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, May 11, 2023 - 6:30 PM**  
**Somers Town Hall Lower Level Conference Room**  
**600 Main Street, Somers, CT**



I. CALL TO ORDER

II. NEW BUSINESS

1. Zoning referral - Application #23-003: Mark and Karen Murdoch, 359 Mountain Road, Somers seeking a modification of the Special Use permit for operation of farm winery, amending the conditions of approval regarding parking, food, music and tents.

III. DISCUSSION/DECISION

1. Zoning referral - Application #23-003: Mark and Karen Murdoch, 359 Mountain Road, Somers.
2. 218 Wood Road – Expired sub-division plan

IV. APPROVAL OF MINUTES: April 13, 2023

V. ADJOURNMENT



**TOWN OF SOMERS - PLANNING COMMISSION**  
**MEETING MINUTES**  
**Thursday, May 11, 2023, 6:30pm**



- I. CALL TO ORDER 6:30pm Members present: Brad Pellissier, Adam VanWingerden, and Pat Pio-via conference call. And Jennifer Roy, ZEO, Staff Liaison. Absent: Bill Salka and Jim MacFeat.

II. NEW BUSINESS

1. Zoning referral - Application #23-003: Mark and Karen Murdoch, 359 Mountain Road, Somers seeking a modification of the Special Use permit for operation of farm winery, amending the conditions of approval regarding parking, food, music and tents.

Mark Murdoch addressed the commission, explaining the requested changes to their winery special use permit. The traffic report was presented to the commission. Brief discussion was held.

Brad Pellissier pointed out that the traffic report appears to just be a driveway count. Discussion was held regarding getting a more in-depth traffic study, to include the up-tick in traffic due to Camp Ay-ya-Po use. Jennifer Roy added that she believes the Town is considering adding swimming at Camp Ay-ya-Po which will possibly affect the traffic as well.

Discussions continued. Attorney George Schober asked to address the commission. Mr. Pellissier advised that this is not a public hearing, nor is there a section on the agenda for public comments.

III. DISCUSSION/DECISION

1. Zoning referral - Application #23-003: Mark and Karen Murdoch, 359 Mountain Road, Somers.

Adam VanWingerden made a motion to provide a positive referral to the Zoning Commission for application #23-003 Mark and Karen Murdoch, with the recommendation that a complete traffic study be required/prepared. Pat Pio seconded the motion, all in favor, motion carried.

2. 218 Wood Road – Expired sub-division plan

Attorney Ann-Marie Alexander, along with her client Nick Kintgois addressed the commission. Attorney Alexander was not able to join her client last month and would like to discuss the expired sub-division plan for 218 Wood Road.

Attorney John Parks asked to join the conversation, Mr. Pellissier agreed to have Attorney Parks join, as Mr. Kintgois joined the conversation last month.

Discussions were held. Mr. Pellissier explained that the lot doesn't meet the Subdivision regulations, since the subdivision expired, and none of the requirements were met.

Mr. Pellissier and Ms. Roy will consult with the Town Attorney Carl Landolina to be sure to follow the proper process to approve the one lot from existing plans.

- IV. APPROVAL OF MINUTES: April 13, 2023 Adam VanWingerden made a motion to approve the April 13, 2023 minutes with correction to the spelling of "Director" at the bottom of page one. Pat Pio seconded, all in favor, motion carried.
- V. ADJOURNMENT Adam VanWingerden made a motion to adjourn, Pat Pio seconded, meeting adjourned at 7:34pm.

Respectfully submitted,  
Jennifer Roy

*Minutes are not official until approved at a subsequent meeting.*

TOWN OF SOMERS  
PLANNING COMMISSION  
REGULAR MEETING



**\*\*\*JUNE 8, 2023 REGULAR MEETING CANCELLED\*\*\***

**The next regular meeting is scheduled for July 13, 2023**

Questions or concerns should be directed to the Land Use Office (860)763-8220.

**TOWN OF SOMERS - PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, July 13, 2023 - 6:30 PM**  
**Somers Town Hall Lower Level Conference Room**  
**600 Main Street, Somers, CT**



- I. CALL TO ORDER
- II. NEW BUSINESS
  - 1. Request for release of Letter of Credit dated July 8, 2014 for Hinkley Construction Inc., North Farm Estates, Ninth District Road.
  - 2. REVISED Zoning referral - Application #23-003: Mark and Karen Murdoch, 359 Mountain Road, Somers seeking a modification of the Special Use permit for operation of farm winery, amending the conditions of approval regarding parking, food, music and tents. \*\*modification request has changed\*\*
- III. DISCUSSION/DECISION
  - 1. Zoning referral - Application #23-003: Mark and Karen Murdoch, 359 Mountain Road, Somers.
- IV. OLD BUSINESS
  - 1. Pending matter – 218 Wood Road, Somers Lot 1 of an expired subdivision
- V. APPROVAL OF MINUTES: May 11, 2023
- VI. ADJOURNMENT



**TOWN OF SOMERS - PLANNING COMMISSION**  
**MEETING MINUTES**  
**Thursday, July 13, 2023, 6:30pm**



CALL TO ORDER 6:30pm Brad Pellissier, Pat Pio, Adam VanWingerden and Jim MacFeat.  
Also present Jennifer Roy, ZEO, Staff Liaison. Absent: Bill Salka

**NEW BUSINESS**

Request for release of Letter of Credit dated July 8, 2014 for Hinkley Construction Inc., North Farm Estates, Ninth District Road.

Todd Rolland, Director of Land Use and Public Works addressed the commission. This request to release the Letter of Credit for Hinkley Construction, Hitching Post Lane. The road has been completed and accepted by the town as a Town road. A brief discussion was held.

Adam VanWingerden made a motion to release the Letter of Credit dated July 8, 2014 for Hinkley Construction. Jim MacFeat seconded, all in favor, motion passed.

REVISED Zoning referral - Application #23-003: Mark and Karen Murdoch, 359 Mountain Road, Somers seeking a modification of the Special Use permit for operation of farm winery, amending the conditions of approval regarding parking, food, music and tents. \*\*modification request has changed\*\*

Jennifer Roy gave the commission and explanation as to the revised modifications being requested. The Zoning Commission felt it was appropriate to refer them back to Planning. Mark and Karen Murdoch discussed the various requests with the Planning Commission, including increasing the parking to 195, as well as the storage structure near the sugar shack.

Brad Pellissier expressed concerns about the number of parking being so high. Todd Rolland addressed the commission regarding the updated traffic report. Mr. Rolland explained that he is not a traffic expert; however, he did read the report and agrees that it is good. Mr. Rolland's concerns are that where the winery is, there is a blind corner, and the road is narrow. He would be more concerned about the operation itself, which could cause more traffic coming and going from the site on any given day.

Discussion was held. Jennifer Roy expressed concerns about the number of attendees at any given time should food trucks and amplified music be allowed.

**DISCUSSION/DECISION**

Zoning referral - Application #23-003: Mark and Karen Murdoch, 359 Mountain Road, Somers.



Adam VanWingerden made a motion to provide a positive referral back to the Zoning Commission for the requested modifications to the parking and storage container. Jim MacFeat seconded, all in favor, motion passed.

#### OLD BUSINESS

Pending matter – 218 Wood Road, Somers, Lot 1 of an expired subdivision

Jennifer Roy explained that she received a call from the property owner and Mr. Kingtos is not prepared to present anything to the commission this evening.

Adam VanWingerden made a motion to table pending matter of 218 Wood Road Somers. Pat Pio seconded, all in favor, motion passed.

Brad Pellissier requested a motion to add an agenda item. Adam VanWingerden made a motion to add an agenda item for Turnpike Road driveway, Jim MacFeat seconded, all in favor, motion passed.

Mr. Pellissier asked Jennifer Roy to be sure to have the Fire Marshal take a look at the long driveway for the Turnpike Road subdivision, to ensure that emergency apparatus can have access to the houses to the rear of the lot.

APPROVAL OF MINUTES: May 11, 2023 Adam VanWingerden made a motion to approve minutes as written. Pat Pio seconded, Pellisier, VanWingerden and Pio in favor, MacFeat abstains, motion passed.

ADJOURNMENT Jjim MacFeat made a motion to adjourn, Adam VanWingerden seconded, all in favor, meeting adjourned at 6:53pm.

Respectfully submitted,  
Jennifer Roy

*Minutes are not official until approved at a subsequent meeting.*

TOWN OF SOMERS  
PLANNING COMMISSION  
REGULAR MEETING



**\*\*\*AUGUST 10, 2023 REGULAR MEETING CANCELLED\*\*\***

**The next regular meeting is scheduled for September 14, 2023**

Questions or concerns should be directed to the Land Use Office (860)763-8220.

**TOWN OF SOMERS - PLANNING COMMISSION  
MEETING AGENDA**

**Thursday, September 14, 2023 - 6:30 PM  
Somers Town Hall Lower Level Conference Room  
600 Main Street, Somers, CT**



I. CALL TO ORDER

II. NEW BUSINESS

1. Application for Lot Reconfiguration: 131, 145, 155, 175 Highland View Drive.

2. Todd Rolland, Director of Public Works and Land Use - §8-24 referrals:  
Town of Somers Senior Community Center project  
Somers Board of Education Elementary School HVAC project

3. Affordable Housing Plan

III. DISCUSSION/DECISION

1. Application for Lot Reconfiguration: 131, 145, 155, 175 Highland View Drive.

IV. OLD BUSINESS

V. APPROVAL OF MINUTES: July 13, 2023

VI. ADJOURNMENT

**TOWN OF SOMERS - PLANNING COMMISSION**  
**MEETING MINUTES**  
**Thursday, September 14, 2023, 6:30pm**



CALL TO ORDER: 6:35 pm Members present: Brad Pellisier, Bill Salka, Adam VanWingerden, and Jim MacFeat. Also present: Jennifer Roy, Staff Liaison  
Absent: Pat Pio

**NEW BUSINESS**

Application for Lot Reconfiguration: 131, 145, 155, 175 Highland View Drive.

Mike Smith from Smith & Associates present to discuss application. This is for a lot reconfiguration, no new lots are being created, all lots conform to health and zoning requirements. A brief discussion was held. Jennifer Roy confirmed that this has been reviewed and approved by Andrea Vitrano, Town Sanitarian.

Bill Salka made a motion to take the agenda out of order and vote on Highland View Drive lot reconfiguration. Adam VanWingerden seconded, all in favor, motion passed.

Bill Salka made a motion to approve the Highland View Drive lot reconfiguration. Adam VanWingerden seconded, all in favor, motion passed.

Bill Salka made a motion to add an agenda item; accepting an application for Lot Reconfiguration of 268 Stafford Road. Jim MacFeat seconded, all in favor motion passed. Adam VanWingerden recuses himself.

Jay Ussery from JR Russo & Associates present to discuss application. This is currently a 16.5 acre lot with a single family residence. The proposed reconfiguration will reduce this lot to 1.4 acres, and the remaining 10.2 acres will be combined with property on Hampden Road. Both owned by Grower Direct. The soil testing and B100a requirements have been met, and Mr. Ussery has gone over this with Andrea Vitrano.

Bill Salka made a motion to approve the reconfiguration, contingent upon final approval from Town Sanitarian. Jim MacFeat seconded. Salka, MacFeat and Pellissier in favor, VanWingerden abstained, motion passed.

Todd Rolland, Director of Public Works and Land Use - §8-24 referrals:  
Town of Somers Senior Community Center project  
Somers Board of Education Elementary School HVAC project

Todd Rolland advised the commission that the first 8-24 referral for the Somers Senior Community Center project was presented to the Planning Commission at an earlier meeting. Mr. Rolland provided the commission with a handout showing the proposed project, and explained this will go to a town meeting and then referendum in November.

Discussions were held. Brad Pellessier expressed concern about the name of the building and the space/size of the project.

Bill Salka made a motion to provide a positive referral, with a request that the name of the building be re-visited. Adam VanWingerden seconded, all in favor, motion passed.

Stephanie Levin, Business Manager for the School District provided a handout to the commission, explaining they've been working on this project since September 2021. This project will also go to referendum in November.

Discussions were held. Jim MacFeat expressed concerns about the cost of this project for an older building.

Bill Salka made a motion to provide a positive referral, Jim MacFeat seconded, all in favor, motion passed.

#### Affordable Housing Plan

Brad Pellessier explained to the commission that all municipalities are to have an Affordable Housing Plan. Mr. Pellessier advised that he and Jennifer Roy have begun discussions with a consultant as to how to move forward with creating this plan. Ms. Roy explained that there will be a few community meetings held to begin to inform the residents of the town about Affordable Housing, and what it would look like for Somers. Brief discussion ensued.

APPROVAL OF MINUTES: July 13, 2023 Adam VanWingerden made a motion to approve minutes as written. Jim MacFeat seconded, all in favor, motion passed.

ADJOURNMENT Adam VanWingerden made a motion to adjourn, Jim MacFeat seconded, all in favor, meeting adjourned 7:22pm.

Respectfully submitted,  
Jennifer Roy

*Minutes are not official until approved at a subsequent meeting.*



**TOWN OF SOMERS - PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, October 12, 2023 - 6:30 PM**  
**Somers Town Hall Lower Level Conference Room**  
**600 Main Street, Somers, CT**



- I. CALL TO ORDER
- II. NEW BUSINESS
  - 1. Application for 1 Lot Re-Subdivision – Kintgios, 218 Wood Road, Somers
- III. OLD BUSINESS
- IV. APPROVAL OF MINUTES: September 14, 2023
- V. ADJOURNMENT

**TOWN OF SOMERS - PLANNING COMMISSION**  
**MEETING MINUTES**  
**Thursday, October 12, 2023, 6:30pm**



CALL TO ORDER: 6:30 pm Members present: Brad Pellissier, Bill Salka and Pat Pio. Also present: Jennifer Roy, Staff Liaison  
Absent: Adam VanWingerden, and Jim MacFeat.

**NEW BUSINESS**

1. Application for 1 Lot Re-Subdivision – Kintgios, 218 Wood Road, Somers

Nick Kintgios present to speak on his application. He is applying for 1 lot subdivision as discussed with the Planning Commission at meetings earlier this year.

Bill Salka made a motion to receive the application and schedule a public hearing for Thursday, November 9, 2023 at 6:30pm. Pat Pio seconded, all in favor, motion carried.

OLD BUSINESS: none

APPROVAL OF MINUTES: September 14, 2023 Bill Salka made a motion to approve September minutes as written. Pat Pio seconded, all in favor, motion carried.

ADJOURNMENT Bill Salka made a motion to adjourn, Pat Pio seconded, all in favor, meeting adjourned 6:40pm.

Respectfully submitted,  
Jennifer Roy

*Minutes are not official until approved at a subsequent meeting.*

**TOWN OF SOMERS - PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, November 9, 2023 - 6:30 PM**  
**Somers Town Hall Lower Level Conference Room**  
**600 Main Street, Somers, CT**



- I. CALL TO ORDER
- II. PUBLIC HEARING:
  - 1. Application for 1 Lot Re-Subdivision – Kintgios, 218 Wood Road, Somers
- III. DISCUSSION/POSSIBLE DECISION:
  - 1. Application for 1 Lot Re-Subdivision – Kintgios, 218 Wood Road, Somers
- IV. OLD BUSINESS
- V. APPROVAL OF MINUTES: October 12, 2023
- VI. ADJOURNMENT



**TOWN OF SOMERS - PLANNING COMMISSION**  
**MEETING MINUTES**  
**Thursday, November 9, 2023, 6:30pm**

CALL TO ORDER: 6:33pm Members present: Brad Pellissier, Adam VanWingerden, and Pat Pio Also present: Jennifer Roy, Staff Liaison  
Absent: Jim MacFeat and Bill Salka

Brad Pellissier explained the legal notice listed 7pm for the public hearing, therefore the commission will handle regular agenda items first. Adam VanWingerden made a motion to take the agenda out of order, Pat Pio seconded, all in favor motion carried.

APPROVAL OF MINUTES: October 12, 2023 Pat Pio made a motion to approve minutes as written, Adam VanWingerden seconded, all in favor, motion carried.

PUBLIC HEARING: opened 6:40pm

Application for 1 Lot Re-Subdivision – Kintgios, 218 Wood Road, Somers

Jay Ussery from JR Russo and Associates, representing Nick Kintgios. Mr. Ussery gave a presentation on the proposed 1 lot subdivision. Mr. Ussery explained the topography, drainage, and proposed location for dwelling and septic system.

Discussion was held regarding the history of this lot, including a water pipe easement that has existed for years. The water pipe runs from a spring, down the road, and across 218 Wood Road, providing water to another lot.

Jeff Bord, Consulting Engineer for the Town of Somers comments/review entered and read into the record. Exhibit A.

A copy of the easement found on the land records; vol. 95 page 483 provided by Mr. Ussery. Exhibit B.

Maps of the original proposed 8 lot subdivision provided by John Parks. Exhibit C.

Discussions continued regarding the easement and possible location of the water pipe. Adam VanWingerden expressed concern that the property owner take responsibility for ensuring the water pipe remains, and any development is done without damaging it.

Discussion was held regarding the requirement for fee-in-lieu of open space.

Adam VanWingerden made a motion to waive the requirement for fee-in-lieu of open space. Pat Pio seconded, all in favor, motion carried.

Brad Pellissier asked for any additional public comments. No other public comments.

Adam VanWingerden made a motion to close the public hearing. Pat Pio seconded, all in favor, motion carried.

#### DISCUSSION/POSSIBLE DECISION:

Application for 1 Lot Re-Subdivision – Kintgios, 218 Wood Road, Somers

The commission members discussed the facts that have been presented.

Adam VanWingerden made a motion to approve the application of Nick Kintgios, for a 1 lot re-subdivision at 218 Wood Road, with the condition that the probable location of the water pipe easement be noted, including the volume and page of the land records, on the mylar. Pat Pio seconded, all in favor, motion carried.

#### ADJOURNMENT

Respectfully submitted,  
Jennifer Roy

*Minutes are not official until approved at a subsequent meeting.*



TOWN OF SOMERS  
PLANNING COMMISSION  
REGULAR MEETING



**\*\*\*DECEMBER 14, 2023 REGULAR MEETING CANCELLED\*\*\***

**The next regular meeting is scheduled for January 11, 2024**

Questions or concerns should be directed to the Land Use Office (860)763-8220.