

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.