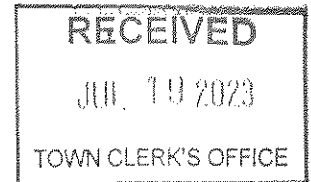


**TOWN OF SOMERS - PLANNING COMMISSION**  
**MEETING MINUTES**  
**Thursday, July 13, 2023, 6:30pm**



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, Pellissier, 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.*