

**TOWN OF SOMERS - PLANNING COMMISSION**  
**SPECIAL MEETING MINUTES**  
**Monday, August 18, 2025**



CALL TO ORDER 5:00pm Brad Pellissier, Jim MacFeat, Adam VanWingerden  
Also present: Jennifer Roy, ZEO/Staff Liaison      Absent: Pat Pio and Bill Salka

NEW BUSINESS:

1. Reconfiguration - Application #433: Lot reconfiguration for David Tullock, 330 South Road and John Lippe, 527 Billings Road, Somers.

Jennifer Roy gave the commission an explanation of the requested lot reconfiguration. Both lots remain in compliance with the Zoning Regulations.

Jim MacFeat made a motion to approve Application #433 for lot reconfiguration, Adam VanWingerden seconded the motion, all in favor, motion carried.

2. Introduction to Plan of Conservation and Development 2025 update – Tyche Planning & Policy Group LLC, Vernon, CT

Mike D'Amato and Jeremy DeCarli from Tyche Planning & Policy Group, LLC, provided a handout to the commission outlining steps to be taken to prepare the POCD update. Mr. DeCarli gave a presentation to the commission.

Discussion was held. The commission members determined that they will review and answer the questions for goals and actions, and then discuss at the September meeting.

APPROVAL OF MINUTES: July 10, 2025 Adam VanWingerden made a motion to approve minutes as written, Jim MacFeat seconded the motion, all in favor, motion carried.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn, Jim MacFeat seconded the motion, all in favor, meeting adjourned at 6:00pm.

Respectfully submitted,  
Jennifer Roy, CZEO