

TOWN OF SOMERS  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
Tuesday December 12, 2023  
7:00 p.m.



CALL TO ORDER

Meeting called to order at 7:00 p.m. by Chair Dean Hills

ROLL CALL

Dean Hills, Chair; B.J. Ferro; Andy Rockett; Doug Stebbins; Dan Thayer; Ralph Williams.  
Chair appoints Ralph Williams as voting alternate.

PUBLIC HEARING

1. (cont'd) ZBA23-004 – Kenneth Prior, 364 Mountain Road, Somers – Appeal of ZEO's decision regarding "DIY" workshops being held at Worthing Winery, while the tasting room is open for business.

- Proof of abutters provided.
- Comments by George Schober, Attorney for Appellant Kenneth Prior; Mark Murdoch; Karen Murdoch; Bob Garlick.
- Comments by Jennifer Roy, Zoning Enforcement Officer.
- Additional comments by Attorney Schober; Comments by Appellant

Motion to close public hearing, ZBA23-004: Thayer; Second: Stebbins; Passes unanimously.

2. ZBA23-008 – Somers Mountain Properties, LLC, 359 Mountain Road, Somers – Appeal of ZEO's decision regarding event tents, prohibiting the use of any event tent on the property at any time.

- Comments by Mark Murdoch, Somers Mountain Properties, Appellant; Karen Murdock;
- Comments by Jennifer Roy, Zoning Enforcement Officer;
- Comments by Attorney Schober, Kenneth Prior, Matthew Moylan, John Shewokis.

Motion to close public hearing: Thayer; Second: Stebbins; Passes unanimously.

PUBLIC HEARING/DISCUSSION/DECISION

1. ZBA23-004 – Kenneth Prior, 364 Mountain Road, Somers – Appeal of ZEO's decision regarding "DIY" workshops being held at Worthing Winery, while the tasting room is open for business.

Motion to approve ZBA23-004: Williams; Second: Stebbins.  
Discussion by ZBA members regarding the appeal.  
Motion fails unanimously.

2. ZBA23-008 – Somers Mountain Properties, LLC, 359 Mountain Road, Somers –  
Appeal of ZEO's decision regarding event tents, prohibiting the use of any event tent  
on the property at any time.

Motion to approve ZBA23-008: Williams; Second: Stebbins.  
Discussion by ZBA members regarding the appeal.  
In favor: None; Opposed: Rockett, Stebbins, Thayer, Williams; Abstained: Hills.  
Motion fails, 0-4-1.

#### APPROVAL OF MINUTES

Motion to approve minutes of 11/14/23: Thayer; Second: Stebbins; Passes unanimously.

Motion to approve minutes of 11/16/23: Thayer; Second: Stebbins; Passes unanimously.

#### ADDENDA

Motion to express grateful appreciation to Susan Peck in recognition of her years of  
faithful service to the Zoning Board of Appeals, the Town of Somers and its citizens:  
Rockett; Second: Stebbins; Passes unanimously.

#### ADJOURNMENT

Motion to Adjourn, Dan Thayer; Second, Doug Stebbins; passes unanimously. Meeting  
adjourned at 8:37 p.m.

Very Respectfully Submitted,

Andy Rockett, Secretary.