

TOWN OF SOMERS
ZONING BOARD OF APPEALS
MEETING MINUTES
Tuesday, October 10, 2023 - 7:00 P.M, Town Hall

CALL TO ORDER

Meeting called to order at 7:05 p.m. by Chair Dean Hills

ROLL CALL

Dean Hills, Chair; BJ Ferro; Doug Stebbins; Dan Thayer; Andy Rockett; Susan Peck; Ralph Williams. Chair appoints BJ Ferro as voting alternate.

NEW BUSINESS

PUBLIC HEARING

Chair Hills reports the attorney for the applicant in ZBA 23-004, Kenneth Prior, 364 Mountain Road, Somers, Appeal of ZEO's decision regarding "DIY" workshops being held at Worthington Winery, while the tasting room is open for business, has requested a continuance to the November meeting.

Motion to Amend the Agenda to conduct public hearing on ZBA 23-005 – 120 Watchaug Road LLC, 120 Watchaug Road, Somers – Appeal of Zoning Enforcement Officer's denial of application to construct a 76' x 120' / approx. 9000 square foot utility building replacing an approx. 3500 square foot demolished utility building, Ferro; Second – Stebbins; Passes Unanimously.

Presentation by Attorney Donnelly on behalf of applicant, ZBA 23-005.

Public comment by citizens Jim Leete, Paul Russell, Anne Levesque Nancy Rodriguez, Frank McNamara, Theresa Bogotz, Katherine Mashak, James Wysocki, Pete Felix, Maurice Rondeau;

Motion to close Public Hearing on ZBA 23-005, Dan Thayer; Second – Doug Stebbins; Passes Unanimously.

ZBA 23-006 – 120 Watchaug Road LLC, 120 Watchaug Road, Somers – Application for a variance of an original 1972 variance, granted for an approx.. 3500 square foot utility building/hanger; variance revision requested to construct a 76' x 105' / approx.. 7980 square foot utility building.

Agreement by all parties to incorporate the record from ZBA 23-005 into ZBA 23-006.

Presentation by Attorney Donnelly on behalf of applicant, ZBA 23-006.

Presentation by Attorney Parks on behalf of various citizens opposing the application.

Public comment by citizens Eva Brown, Richard Brown, Anne Levesque,. Kelly Delsky, Paul Russell.

ZBA Member BJ Ferro recuses himself, Chair appoints Susan Peck as voting alternate.

Motion to Close the Public Hearings, Thayer; Second – Stebbins; Passes unanimously.

PUBLIC HEARING/DISCUSSION/DECISION

Discussion among board members regarding ZBA 23-005.

Motion to Grant Appeal ZBA 23-005, Thayer; Second – Stebbins; None in favor, all opposed. Motion fails.

Motion to Continue ZBA 23-006 to November Meeting, Thayer; Second – Stebbins; In favor: Chair Hills, Peck, Stebbins, Thayer; Opposed: Rockett. Motion passes 4-1.

APPROVAL OF MINUTES

Motion to Approve the Minutes of September 10, 2023, With Correction That Susan Peck Was Not Present, Thayer; Second – Stebbins; Passes unanimously.

APPROVAL OF MEETING SCHEDULE

Continued to next meeting.

ADJOURNMENT

10:03 p.m., Motion to Adjourn, Thayer; Second, Stebbins; Passes unanimously.