

**TOWN OF SOMERS - ZONING COMMISSION**  
**SPECIAL MEETING MINUTES**  
**TUESDAY, AUGUST 11, 2020**  
**5:30 PM – TELECONFERENCE**  
**Meeting ID: 868 2403 0443**

CALL TO ORDER Meeting was called to order at 5:33pm

Members present Jill Conklin, Karl Walton, Dan Fraro, Lucas Cherry and Paige Rasid. Also present, Jennifer Roy, Staff Liaison, Attorney Carl Landolina. Absent: Bill Shapiro

NEW BUSINESS: (to be received)

1. #20-010: Amy Eastman, 40 Hallie Lane, Somers, CT. Zone change from Residential A Zone to Residential A-1 zone for a portion of conjoined parcel at 42 Hallie Lane.

Karl Walton made a motion to accept application #20-010, refer it to planning and schedule a public hearing for September 1, 2020 6:30pm. Paige Rasid seconded, all in favor, motion carried.

2. #20-011: Amy Eastman, 40 Hallie Lane, Somers, CT. Pursuant to Article XII Earth removal and filling, §214-70 Issuance of Special Use permit, applicant is seeking a Special Use Permit to undertake excavation, removal and filling of approximately 9,650 cubic yards and removal of that material to the abutting, conjoined parcel at 42 Hallie Lane.

Lucas Cherry made a motion to accept application #20-011, refer it to planning and schedule a public hearing for September 1, 2020 6:30pm. Karl Walton seconded, all in favor, motion carried.

Attorney Carl Landolina addressed the commission regarding the applications; explaining that the applicant's attorney has presented an invitation for the commission members to visit the site prior to the public hearing. Attorney Landolina further explained that the invitation is for the commissioners to be more familiar with what the applicant is attempting to accomplish; requests that no interaction takes place with the property owners/applicant, and that no photos are taken while on the site. Jay Ussery of J.R. Russo will guide the site visit(s).

Attorney Landolina and Jennifer Roy requested the commissioners email Ms. Roy with a suggested date and time frame for these site visits.

3. Discussion of possible Farm Winery regulation – text.

Jill Conklin addressed the commission, confirming that they all have received a copy of what might be considered a regulation for Farm Winery/Farm Brewery/Farm Distillery, document dated 7/27/2020.

The commission members confirmed receipt, thanked Karl Walton for all of his efforts and research on this topic. Discussion ensued.

Each member provided feedback, including any concerns they may have with hours of operation, or hours of a tasting room. Additional discussions regarding tasting rooms and maximum occupancy.

Further discussion was held regarding the next steps necessary to move forward. Jill Conklin asked if any member had any further comments or changes.

Lucas Cherry made a motion to refer the proposed text dated 7/27/2020, to the town attorney for review. Paige Rasid seconded, all in favor, motion carried.

Jennifer Roy confirmed she would forward the proposed text to Attorney Landolina for official review. Once Attorney Landolina reviews, they can move forward with referring it to CRCOG and the Planning Commission as a formal application.

ADJOURNMENT: Lucas Cherry made a motion to adjourn, Dan Fraro seconded, all in favor, meeting adjourned at 6:33pm.