

TOWN OF SOMERS - ZONING COMMISSION
SPECIAL MEETING MINUTES
MONDAY, October 4, 2021, 6:30 PM Somers Town Hall Auditorium



I. CALL TO ORDER at 6:30pm Members present: Jill Conklin, Dan Fraro and Paige Rasid.
Absent: Karl Walton, Lucas Cherry and Bill Shapiro
Also present Jennifer Roy, Staff Liaison and Carl Landolina, Town Attorney

II. PUBLIC HEARING (cont'd from 9/20/2021):

1. #21-002: Mark and Karen Murdoch, 359 Mountain Road, Somers; seeking a Special Use Permit for a Farm Vineyard and Winery pursuant to Section 6.12 of the Somers Zoning Regulations to allow the operation of a tasting room and sale of wine for consumption on and off premises.

Carl Landolina, Town Attorney addressed the commission, provided documents explaining details for the process they should follow when considering the petition for intervener status. Documents marked Exhibit H and I, for the record. Discussions held.

George Schober spoke on behalf of Kenneth and Michelle Prior; petitioners. Attorney Schober referenced CT General Statute 8-2 and Somers Zoning Regulation section 1.2A. Attorney Schober further explained the main concern is the soil, drainage, sheet run-off and ground water quality.

Sean Clark spoke on behalf of Mark and Karen Murdoch. Attorney Clark submits for the record, objection to the petition, Exhibit J. Attorney Clark provided a statement regarding the grounds of their objection.

Attorney Schober addressed the commission, raising concerns about the lack of soil and erosion control plan among other issues he sees with the Murdoch's application, noting section 7.6 of the zoning regulations.

Mark Murdoch addressed the commission. Discussion held.

Commission recessed at 8:02pm – reconvened at 8:15pm.

Paige Rasid read statement, the commission, having reviewed the verified petition to intervene, submitted on September 20, 2021 by Kenneth and Michelle Prior, find that the petition in its five claims fail to state any specific factual allegations over which the commission has jurisdiction.

Therefore, Paige Rasid makes a motion that the proposed interveners not be given status as parties pursuant to the petition to intervene under Connecticut General Statute 22a-19 and that

the petition not be accepted. Dan Fraro seconded; Paige Rasid added that during the recess the commission had a chance to review the memorandum from Attorney Clark in opposition of the petition; all members in favor of the motion, petition denied.

Jill Conklin asked if anyone present to speak. Discussion held among Attorney Landolina and Attorney Schober. Attorney Clark spoke, having to excuse himself from the public hearing.

Jill Conklin made a motion to continue the public hearing to Monday, October 18, 2021, at 6:00pm. Dan Fraro seconded, all in favor, motion carried.

- III. DISCUSSION/POSSIBLE DECSION – tabled to October 18, 2021
 - 1. #21-002: Mark and Karen Murdoch, 359 Mountain Road, Somers; seeking a Special Use Permit for a Farm Vineyard and Winery pursuant to Section 6.12 of the Somers Zoning Regulations to allow the operation of a tasting room and sale of wine for consumption on and off premises.
- IV. OTHER BUSINESS: Discussion was held regarding November 1, 2021 regular meeting needs to be cancelled due to election/poll preparation taking place that day. It was determined by the commission that they can schedule a special meeting in November as needed. Paige Rasid made a motion to cancel the regularly scheduled meeting for November 1, 2021, Dan Fraro seconded, all in favor, motion carried.
- V. MINUTES: Dan Fraro made a motion to approve as written the September 20, 2021 minutes. Paige Rasid seconded, all in favor, motion carried.
- VI. ADJOURNMENT: Dan Fraro made a motion to adjourn, Paige Rasid seconded, all in favor, meeting adjourned at 8:15pm.

Respectfully submitted,
Jennifer Roy, CZEO

****MINUTES ARE NOT OFFICIAL UNTIL APPROVED A SUBSEQUENT MEETING****