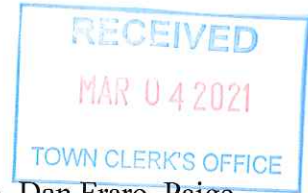


TOWN OF SOMERS - ZONING COMMISSION
SPECIAL MEETING MINUTES
TUESDAY, FEBRUARY 23, 2021
6:30 PM – TELECONFERENCE



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

Glenn Chalder of Planimetrics addressed the commission; explained how they may wish to proceed. Mr. Chalder also provided the commission with comments from Steve Jacobs, Town Sanitarian regarding refuse management.

PUBLIC HEARING cont'd from 2/2/2021:

#20-015 Town of Somers Zoning Commission - Adoption of revised Regulations
#20-016 Town of Somers Zoning Commission - Adoption of revised Zoning Map

The floor was opened for public comments:

Gregory Altieri, 55 Root Road, Somers – read letter in favor of wineries
Michael Frisbie, 349 Mountain Road, Somers – spoke in favor
Kelley Giachello, 118 Stafford Road, Somers – spoke in favor
Judy Schober, 98 Rocky Dundee, Somers – spoke about concerns; allowing wineries in residential zones and depreciation in the value of the homes
Kyle Hughes, 75 Partridge Run, Somers – spoke in favor
Ken Prior, 364 Mountain Road, Somers – spoke in opposition of section 6.12 of the proposed regulations, in its entirety
Kevin Foye, 40 White Oak Road, Somers – spoke in favor
Ken McCarthy, 40 Florida Road, Somers – spoke in favor
Dominic Wilson, 50 Mulberry Lane, Somers – spoke in favor but has concerns about events
George Schober, 98 Rocky Dundee, Somers – presented exhibits regarding advertising for winery including weddings and other events; also a comments section 6.12 does not comply with the comprehensive plan for the Town of Somers in his opinion.
Sean Clark, Attorney for the Murdoch's – commented on the numerous exhibits Attorney Schober submitted, and spoke about several sections in the proposed draft
Eleanor Labine, 9 Mountain Road, Somers – spoke in opposition
Jennifer Phillips, 17 Gulf Road, Somers – spoke in favor, but feels 6.12 is too restrictive
Kevin Riley, 17 Ninth District Road, Somers – spoke in favor, commented he is a farmer and would like to see farm-to-table, and wineries/breweries allowed in town

Ken Kohelo, 605 Stafford Road, Somers – commented for the record that 2/2/2021 meeting minutes were incorrect, he is not fully in favor of the regulations; Mr. Kohelo feels section 6.12 is too vague; and retail/commercial operations should not be allowed in residential zones

Mark Murdoch, 24 Gulf Road, Somers – commented he is not in favor of the winery regulation as written in section 6.12

Megan Emrick, 455 Springfield Road, Somers – spoke in favor

Ryan Stager, 372 Mountain Road, Somers – spoke in opposition

Discussion ensued between commission members and Glenn Chalder as to how to proceed. Attorney Carl Landolina addressed the commission; suggesting if they intend on removing or substantially changing section 6.12 from the draft, they should keep the public hearing open.

Further discussion was held. Attorney Landolina suggested the commission hold a special “working” meeting to discuss how to proceed with the draft; whether or not to keep them as written, amend or remove section 6.12 entirely. Glenn Chalder will provide the commission with a summary of options, and a summary of the public’s comments and concerns, for the working meeting.

Karl Walton made a motion to schedule a special working meeting for Wednesday, March 10, 2021 at 6:30pm, continue the public hearing, date to be determined at the March 10th meeting. Dan Fraro seconded the motion, all in favor, motion carried.

DICUSSION/POSSIBLE DECISION - tabled

#20-015 Town of Somers Zoning Commission - Adoption of revised Regulations

#20-016 Town of Somers Zoning Commission - Adoption of revised Zoning Map

ADJOURNMENT Karl Walton made a motion to adjourn, Paige Rasid seconded. All in favor, meeting adjourned 8:29pm..

Minutes are not official until approved at subsequent meeting.