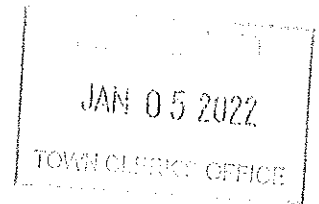


TOWN OF SOMERS - ZONING COMMISSION
MEETING MINUTES
Monday, January 3, 2022 6:30pm



I. CALL TO ORDER 6:31pm

Members present: Jill Conklin, Karl Walton, Dan Fraro, Jim Formica, Chris Locatelli
Also present: Jennifer Roy, Staff Liaison and Carl Landolina, Town Attorney

II. DISCUSSION/POSSIBLE DECISION:

Application #21-002 Applicant: Mark and Karen Murdoch d/b/a Worthington Vineyards LLC, Owner: Somers Mountain Properties LLC, 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.

Attorney Carl Landolina addressed the commission, providing guidance on how they should consider the application before them. Attorney Landolina advised that they should have specific findings of fact to present when making their decision to either approve or deny the application.

Discussion was held regarding the various exhibits provided for this application. Attorney Landolina urged the commission members to review these documents when weighing their decision. He further pointed out the cases from 2004 for this same property regarding alcohol as well as a case regarding a tent.

Also discussed was the traffic study. Commission members questioned what capacity/structures were included in the study. Jennifer Roy recalled that the warming house that is being proposed as tasting room was what the study was based on; and not the future larger building. Attorney Landolina suggested the commission review the traffic study again to confirm.

Further discussions followed, Karl Walton made a motion to continue the discussion/decision for the application to January 18, 2022 at 6:30pm. Dan Fraro seconded, motion carried with 3 in favor; Walton, Conklin and Fraro and 2 abstentions; Formica and Locatelli.

Karl Walton made a motion to add an agenda item; discussion of cannabis establishment regulations. Chris Locatelli seconded, all in favor, motion carried.

Attorney Landolina provided literature regarding recent legislation for cannabis establishments. The commission has a few options of how to proceed prior to the new law taking effect July 1, 2022.

Discussions were held regarding prohibiting, regulating, or placing a moratorium for the sale of cannabis in Somers. The commission members would like to have this placed on the agenda for the special meeting January 18, 2022; with Ms. Roy bringing feedback from the Board of Selectmen to the meeting.

III. ANNUAL MEETING:

A. Election of officers

Jill Conklin nominates Karl Walton as Chairman and Dan Fraro as Secretary

Karl Walton nominates Jill Conklin as Vice-Chair

All members in favor of nominations.

B. Review of by-laws – no changes

IV. APPROVAL OF MINUTES: December 6, 2021 and December 13, 2021

Dan Fraro made a motion to approve December 6 & 13 minutes as written. Karl Walton seconded, motion carried with 3 in favor; Walton, Conklin and Fraro and 2 abstentions; Formica and Locatelli.

V. ADJOURNMENT

Karl Walton made a motion to adjourn, Dan Fraro seconded, all in favor, meeting adjourned 7:36pm.

Respectfully submitted,
Jennifer Roy