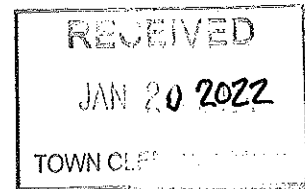


**TOWN OF SOMERS - ZONING COMMISSION**  
**SPECIAL MEETING MINUTES**  
**Tuesday, January 18, 2022 6:30pm**



I. CALL TO ORDER 6:30pm

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

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.

Carl Landolina suggested the discussion begin with the commission reviewing section 6.12 of the Zoning Regulations which relates to Farm Wineries. Attorney Landolina asked the commission, is this a farm? Does this property meet the definition of farming?

The discussions continued, moving to section 9.4 of the Zoning Regulations-Special Use permits. Attorney Landolina led the commission members through each item in this section; that they consider if this application and proposed use meets each requirement.

Dan Fraro suggested some conditions of approval such as acoustic music only; use of a decibel meter to monitor sound levels; lighting be shielded; only one food truck at any time with no generator use; guest count be kept 99 persons or less at any given time on the entire property; and that parking be on the property only and not allowed on the street.

Further discussions were held related to the traffic study and parking; number of available parking spaces. Jennifer Roy suggested that a condition be placed that the seasonal tent be prohibited; as the traffic study only took the "Warming House" into consideration for occupancy count.

Attorney Landolina then asked the commission to consider how the existing Special Use Permit and proposed Special Use Permit would co-exist or go together. Discussions were held about the three possible uses on the property; recreation, ie. Skating, hiking, picnics; accessory events, ie. weddings, corporate events, bridal showers; and winery/wine tastings.

Karl Walton suggested the uses not be allowed simultaneously. Brief discussion was held; and Attorney Landolina suggested a condition might be to not allow retail sale for on-site consumption while another event from the original Special Use Permit is taking place.

Further discussions were held regarding possible conditions to consider; buffers for the “Sugar Shack” which is where the wine will be produced (winery), the lighting be compliant with the regulations and not spill over to neighboring properties, and parking not be permitted on the road.

Jill Conklin made a motion to continue the discussion/possible decision for 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, to the next regularly scheduled meeting, February 7, 2022 at 6:30pm.

Dan Fraro seconded the motion, all in favor, motion carried.

### III. DISCUSSION

1. Public Act 21-1 “An act concerning Responsible and Equitable Regulation of Adult-Use Cannabis” and Cannabis establishments; discussion of possible action/regulation amendments.

The commission members discussed with Attorney Landolina the possible actions they can take regarding cannabis establishments. The commission members asked what the Board of Selectmen would like to do about this. Jennifer Roy advised she had requested feedback, and had not received feedback from all 3. Attorney Landolina suggested he reach out to the Board of Selectmen and get direction from them.

Karl Walton requested formally on the record that the Board of Selectmen provide the Zoning Commission with comments and or a general consensus of the BOS on how to proceed. Which board/commission will take an action to create a public hearing on the matter.

Jill Conklin made a motion to table the discussion of cannabis use/establishments. Dan Fraro seconded, all in favor, motion carried.

### IV. ADJOURNMENT

Jill Conklin made a motion to adjourn, Chris Locatelli seconded, all in favor, motion carried. Meeting adjourned at 8:10pm

Respectfully submitted,  
Jennifer Roy

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