

TOWN OF SOMERS - ZONING COMMISSION
SPECIAL MEETING MINUTES
Monday, September 19, 2022 – 6:30pm



CALL TO ORDER 6:30pm Members present: Karl Walton, Jim Formica and Dan Fraro,
also present: Jennifer Roy, Staff Liaison
Absent: Jill Conklin, Chris Locatelli and Doug Ferro

PUBLIC HEARING

Application #22-003: Ed Langhof and Karen Cosker, 156 Watchaug Road, Somers; seeking a Special Use permit to install an Outdoor Wood Burning Furnace, per section 214-6.13 of the Somers Zoning Regulations, in the A-1 Residential Zone.

Ed Langhof and Karen Cosker present for their application for a Special Use permit for an Outdoor Wood Burning furnace. Discussion was held, and site plan reviewed. Karl Walton stated and Jennifer Roy confirmed the applicants meet the setback requirements.

Frank D. Orton, 160 Watchaug Road, Somers – spoke in favor of the application.

John Papale, 22 Bridle Path Rd, Somers – asked if there were any other wood burning furnaces in town; Mr. Walton confirmed there are a few.

Dan Fraro made a motion to close the public hearing, Jim Formica seconded, all in favor, motion carried.

Application #22-004: Sarah Papale, 72 Billings Road, Somers; seeking a Special Use permit to operate a commercial dog kennel for the boarding of up to 4 dogs, per section 214-3.3C (4) (a) of the Somers Zoning Regulations, in the A-1 Residential Zone.

Sarah Papale present to speak on her application. Ms. Papale confirmed she is now licensed by the State of CT for the kennel, she has indicated on the site plan which fenced areas the dogs will use. Brief discussion was held.

Jennifer Roy provided written correspondence from George Parkhurst of Naples Florida, regarding an incident at 68 Billings Road, Somers. Correspondence was shared with the commission members.

Discussion was held, Karl Walton confirmed they had knowledge of the incident from previous public hearing on same application.

John Papale, 22 Bridle Path Road, Somers spoke in favor of the application.

Dan Fraro made a motion to close the public hearing, Jim Formica seconded, all in favor, motion carried.

DISCUSSION/POSSIBLE DECISION

Application #22-003: Ed Langhof and Karen Cosker, 156 Watchaug Road, Somers. Dan Fraro made a motion to approve a Special Use permit to install an Outdoor Wood Burning Furnace, per section 214-6.13 of the Somers Zoning Regulations, in the A-1 Residential Zone. Jim Formica seconded, all in favor, motion carried.

Application #22-004: Sarah Papale, 72 Billings Road, Somers. Dan Fraro made a motion to approve application for a Special Use permit to operate a commercial dog kennel for the boarding of up to 4 dogs, per section 214-3.3C (4) (a) of the Somers Zoning Regulations, in the A-1 Residential Zone. Jim Formica seconded, all in favor, motion carried.

STAFF REPORT

Jennifer Roy gave the commission a brief list of recent violations and pending litigation. Ms. Roy addressed specific complaints regarding Worthington Winery. Two separate complaints of multiple violations have been received in recent months. One complaint is pending before the Zoning Board of Appeals (ZBA), the second will most likely go before the ZBA as well. Ms. Roy indicated she has issued violation notices on 2 specific items, but is seeking the commissions input regarding the canopy's and the accessory events under the original Special Use permit issued to Worthington Pond.

Discussions were held. Commission members did not have a definitive answer as to their view of a reasonable number of events to be held. Also discussed was parking. The commission members were clear on their intent and the condition of second Special Use permit that only 30 vehicles for the tasting room.

APPROVAL OF MINUTES: August 8, 2022, Dan Fraro made a motion to accept the minutes as written. Karl Walton seconded, Jim Formica abstained, minutes approved.

ADJOURNMENT: Jim Formica made a motion to adjourn, Dan Fraro seconded, all in favor, meeting adjourned 7:25pm.

Respectfully submitted,
Jennifer Roy

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