



**TOWN OF SOMERS - ZONING COMMISSION  
SPECIAL MEETING MINUTES**

**Monday, January 9, 2023 at 6:30pm**

**Town Hall, Lower level conference room, 600 Main Street, Somers, CT**

CALL TO ORDER: 6:30PM Members present: Karl Walton, Dan Fraro, Chris Locatelli, and Shane Manning. Also present: Jennifer Roy, ZEO Staff Liaison. Absent: Jim Formica

Chairman Karl Walton took a moment to recognize the many years of service Jill Conklin has given to the Town of Somers and the Zoning Commission. Jill's term was not renewed at the end of 2022.

Chairman Walton seated Doug Ferro, alternate, for Jim Formica.

PUBLIC HEARING cont'd from 1/3/2023:

Application #22-005 for 531 Somers, LLC, 531 Main Street, Somers seeking a Special Use Permit for Adaptive Re-Use of property located at 531 Main Street in Somers to allow 2 additional apartments for a total of 3 apartments and 3 commercial offices per Somers Zoning Regulations §214-6.7 Adaptive Re-Use; in the A-1 Residential Zone.

Attorney John Parks representing Tom and Lee Anne Madersky. Attorney Parks explained the application, provided a packet of photos, floor plans and property cards, (Exhibit 1). Attorney Parks also provided proof of mailing to the abutters. Attorney Parks pointed out that in the narrative, the black lettering is the regulation, and the red lettering is the applicant's response/comment to each. Attorney Parks believes this application for Adaptive Re-use meets the criteria outlined in the regulations.

Attorney Parks also confirmed that a variance was granted by the Zoning Board of Appeals in November of 2022 to allow 2 lower level apartments. Discussion was held.

Barbara Griffith, 25 Colton Road, Somers – spoke regarding concerns about the site  
Tom Madersky, owner 531 Main Street, Somers – answered Ms. Griffith's questions  
Ed Moylan, 19 Colton Road, Somers – spoke regarding wetland concerns  
Shar Curtis, 527 Main Street, Somers (via speaker phone) – spoke about the concerns he has about the site, the septic, the wetlands and the use. Mr. Curtis presented a narrative and photos, (Exhibit 2).

Attorney Parks addressed the comments Mr. Curtis made about the various issues concerning Mr. Curtis. Tom Madersky added additional comments concerning the wetlands, and also provided some background on the lot line adjustment a few years ago.

Karl Walton called for any other public comments, seeing none, Shane Manning made a motion to close the public hearing, Dan Fraro seconded, all in favor, public hearing closed.



DISCUSSION/POSSIBLE DECISION

Application #22-005 for 531 Somers, LLC, 531 Main Street, Somers seeking a Special Use Permit for Adaptive Re-Use of property located at 531 Main Street in Somers.

A brief discussion was held. Jennifer Roy suggested the commission consider placing a condition is approved, that buffering be provided on the west property line between 531 and 527 Main Street, either fencing or arborvitaes.

Karl Walton made a motion to grant the Special Use permit for Adaptive Re-Use of the property located at 531 Main Street in Somers to allow 2 additional apartments for a total of 3 apartments and 3 commercial offices per Somers Zoning Regulations §214-6.7 Adaptive Re-Use; in the A-1 Residential Zone, with the condition a buffer be installed between 531 and 527 Main Street of either fencing or arborvitaes. Chris Locatelli seconded the motion, all in favor, motion carried.

CORRESPONDENCE

Pre-application meeting request: Tom Careno, Gingras Development, regarding Section 5 of the Somers Zoning Regulations regarding Special Districts Planned Development District and Detached Housing Development District. Jeff Lipton and Tom Careno addressed the commission regarding the possibility of using the Planned Development District on a large parcel of land off of Main Street/Route 190 in Somersville. Discussion was held regarding the possible other avenues for development; Detached Development District, or affordable housing perhaps.

Karl Walton asked both Mr. Lipton and Mr. Careno to narrow down what they'd like to do and return for further discussion.

Pre-application meeting request: Scott Sutter, regarding Adaptive re-use regulation and/or mixed-use regulations. Scott Sutter addressed the commission regarding property he owns at 661 Main Street. A map was provided, and possible uses of each structure were discussed. Discussion was held for different commercial uses; Karl Walton advised it has to meet the regulation. Mr. Sutter thanked the commission for their time.

MINUTES December 5, 2022 - tabled

ADJOURNMENT Shane Manning made a motion to adjourn. Doug Ferro seconded, all in favor, motion carried. Meeting adjourned at 8:15pm.

Respectfully submitted,  
Jennifer Roy