

TOWN OF SOMERS - ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, July 5, 2023, 6:00pm



CALL TO ORDER 6:00pm, members present: Karl Walton, Jim Formica, Chris Locatelli, Dan Fraro, and Shane Manning. Also present Jennifer Roy, ZEO, Staff Liaison
Absent: Doug Ferro

PUBLIC HEARING:

1. Application #23-003: Mark and Karen Murdoch, 359 Mountain Road, Somers seeking a modification of the Special Use permit and Site Plan; for operation of farm winery, amending the conditions of approval:
 - #3 regarding parking, increasing the number of parking spaces 195,
 - #4 allow food trucks,
 - #5 outdoor amplified music and
 - #6 pop-up tents maximum size of 12' x 12'; and
 - allow an 8' x 40' storage container at the rear of the Sugar House.

Attorney Dorian Famiglietti and Mark Murdoch gave a presentation with details on each of the 5 changes being requested. They are looking to modify several conditions of the Special Use Permit for the Farm Winery, as well as modify the site plan. Attorney Famiglietti stated they are not requesting any changes to the original Special Use Permit for Worthington Pond.

Discussion was held regarding each request.

Jay Ussery from JR Russo and Associates gave an explanation and overview of the site plan, pointing out the current availability to have 125 parking spaces in the gravel upper lot, and 70 overflow parking spaces in the lower grassy area. There are no plans to change the grassy area to gravel.

Matt Baldino from Solli Engineering explained the traffic study to the commission. Mr. Baldino explained that their firm prepared the original traffic report for the winery when they applied for the special use permit. Mr. Baldino further explained that they updated the study to have the recent year and half of accident data, to include traffic up near Camp Road as well as from Camp AyaPo. Mr. Baldino stated that the increase in parking, and other uses, do not affect the traffic.

Karl Walton asks Mr. Baldino if they collected speed data, they did not.

Attorney Famiglietti comments that the Murdochs have a plan for times when there is a large demand for parking, which will be to have staff directing patrons where to park and use walkie talkies and wear bright vests. Attorney Famiglietti further explained that they used the maximum number of parking spaces of 195 to avoid having to get further approval from state authorities.

Attorney Famiglietti further explained that they would like to eliminate the entire condition of no food trucks or generators and stated that in January the ZBA agreed that snacks were allowed.

The applicant is requesting that amplified music be allowed, with 1, or 2 maximum musicians, and be allowed to plug into a speaker.

Public comments in favor of the application:

Jen Griger, 24 Amie Lane, Somers
Vicki Clark, 29 Sky Ridge Drive, Somers
Kenneth Chrzanowski, 312 Root Road, Somers
Bob Garlick, 52 Juniper Hill, Somers
Ann Levesque, 230 Four Bridges Road, Somers
Erica Thiesing, 32 Eaglebrook Drive, Somers
Tom Clark, 29 Sky Ridge Drive, Somers
Joan Ellis, 35 Colonial Drive, Somers
Dorothy Ruggiero, 29 Concord Terrace, Somers
Chuck Garfield, 49 Broadway Road, Somers
Caroline Skowronek, 36 Grist Mill Terrace, Somers
Jo Tullock, 330 South Road, Somers
Monique Andrade, 204 Turnpike Road, Somers
Melanie Dzioba, 49 Broadway Road, Somers
Sandra Brusio, 11 Mallard Circle, Somers
Lars Owren, 115 Pinney Road, Somers
Lisa Horan, 43 Shady Dell Lane, Somers
Spider Carey, 160 Windermere Road, Ellington
John Shewokis, 80 Colorado Drive, Somers
Robert Issa, 55 Franklin Woods Drive, Somers
Catherine Embriano, 49 Franklin Woods Drive, Somers
Lisa Syphers, 36 Sunset Drive, Somers

Public comments with concerns:

Paige Rasid, 18 Haas Road, Somers – addressed the commission as a former commissioner, explaining the process the commission went through, and careful consideration for each of the conditions. She urges the commission to do the same while considering each of the requested modifications, and the impact that they will have on the surrounding properties.

Jennifer Roy advised that she has several emails/public comments which she will enter into the record, email a copy of all of them to the commission, applicant and their counsel, as well as Mr.

Prior and Attorney George Schober. All correspondence will be available in the Land Use office for public viewing.

Jim Formica made a motion to continue the public hearing to Wednesday, July 19, 2023 at 6:00pm. Shane Manning seconded, all in favor, motion carried.

II. DISCUSSION/POSSIBLE DECISION - TABLED

1. Application #23-003: Mark and Karen Murdoch, 359 Mountain Road, Somers seeking a modification of the Special Use permit and Site Plan; for operation of farm winery, amending the conditions of approval site plan.

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

Respectfully submitted,
Jennifer Roy

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