

TOWN OF SOMERS - ZONING COMMISSION
MEETING MINUTES
Monday, December 4, 2023, 6:30pm



CALL TO ORDER 6:30pm, members present: Karl Walton, Jim Formica, Shane Manning, Dan Fraro, and Howie Coro. Also present Jennifer Roy, ZEO, Staff Liaison
Absent: Chris Locatelli and Doug Ferro

NEW BUSINESS:

1. Application #23-005: Hillsdale College, 732 Hall Hill Road, Somers seeking a modification of the Special Use permit condition #4, to allow Hillsdale College to hold one special event at the Blake Center each year, complying with all existing requirements set forth in Condition of approval #4.

Attorney George Schober present to represent Hillsdale College. Attorney Schober gave a brief explanation, they are requesting the condition of approval allowing a large event one time be revised, to allow one large event per year. Discussion held.

Jim Formica made a motion to accept application #23-005 for Hillsdale College, refer to the Planning Commission, and schedule a public hearing for Monday, February 5, 2024 at 6:30pm. Howie Coro seconded, all in favor, motion carried.

II. CORRESPONDENCE:

1. Gingras Development – Informal discussion for possible development at Somers Crossing, 85 South Road, Somers.

Tom Careno, Gingras Development, along with Jon Ladd and Dave Birkenshaw; addressed the commission proposing development at 85 South Road. The proposal is for possibly 5 buildings, with 4-5 residential units per building. Discussions were held as to how to proceed. Mr. Careno explained the vision that this would be higher end units with 2 bedrooms maximum. They would not be looking for age restriction or affordable housing.

Discussions held, Jennifer Roy advised that this parcel is located in the Village Business District and suggested that they review this with their consultant when proceeding with any possible text amendments to allow for such development. There was a consensus among the commission members that there is a need for this type of development and this parcel would be a good location.

III. STAFF REPORT

Jennifer Roy explained to the commission that state statutes require each municipality to have an Affordable Housing Plan. Ms. Roy met with Brad Pellissier, Chairman of the Planning Commission and Todd Rolland, Director of Land Use and Public Works to discuss getting a

steering committee formed for this plan. Karl Walton explained that generally there's a member from each of the boards and commissions. Mr. Walton is willing to serve on this committee. The Plan of Conservation and Development was also discussed, and the timeframe with which the town must review/renew – 2025. Ms. Roy will keep the commission informed of the progress.

IV. MINUTES: November 13, 2023 Jim Formica made a motion to approve the minutes as written. Dan Fraro seconded, all in favor, motion carried.

ADJOURNMENT: Dan Fraro made a motion to adjourn, Jim Formica seconded, all in favor, motion carried. Meeting adjourned at 7:10pm.

Respectfully submitted,
Jennifer Roy

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