

TOWN OF SOMERS - ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, May 15, 2024, 6:00pm



CALL TO ORDER: 6:00pm Members present: Jim Formica, Dan Fraro, Howie Coro and Shane Manning. Also present: Jennifer Roy, Staff Liaison.
Absent: Chris Locatelli and Doug Ferro

PUBLIC HEARING:

Application #24-002: Somers Mountain Properties, LLC, 359 Mountain Road, Somers; seeking a Text Amendment to section 214-6.11 and 6.12 of the Somers Zoning Regulations, as they relate to Farm Wineries.

Shane Manning made a motion to open the public hearing, Dan Fraro seconded, all in favor, motion carried.

Jennifer Roy confirmed for the record that legal notice was published in the Journal Inquirer April 27 and May 3, 2024; and the application was filed with the Town Clerk May 2, 2024. Ms. Roy referenced positive referrals back from the Planning Commission and CRCOG. Also, Ms. Roy provided her staff review/memo with a few suggested changes to the text (Exhibit 1). Copies provided to the commission members and applicant.

Attorney Dory Famiglietti and Mark Murdoch addressed the commission regarding the proposed text amendment. Attorney Famiglietti provided documents giving a history of Worthington Winery and how they came to this application for text amendment to section 6.12 of the regulations regarding farm wineries. (Exhibit 2).

Attorney Famiglietti also provided copies of the Special Use permits for 359 Mountain Road, Worthington Pond and Worthington Winery (Exhibit 3).

A lengthy discussion was held, going over each section of the proposed text.

Public comments:

Ken Prior, 364 Mountain Road, Somers – Opposed
George Schober, counsel for Ken Prior, and resident – Opposed
Bob Garlick, 52 Juniper Hill, Somers – In favor

Further discussions held among the commissioners, applicant, and audience.

Attorney Famiglietti addressed the commission to summarize all that was discussed, confirming she will provide a revised draft with the items discussed. Jim Formica asked that Attorney Famiglietti provide the draft prior to the closing of the public hearing. All commission members agreed.

Shane Manning made a motion to continue the public hearing to June 3, 2024 at 6:30pm. Howie Coro seconded the motion, all in favor, motion carried.

DISCUSSION/POSSIBLE DECISION - TABLED

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ADJOURNMENT: Howie Coro 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*****