

**TOWN OF SOMERS - ZONING COMMISSION**  
**MEETING MINUTES**  
**Monday, June 3, 2024, 6:30pm**



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

NEW BUSINESS: none

PUBLIC HEARING:

Continued from May 15, 2024: 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.

Attorney Dory Famiglietti and Karen Murdoch present to speak on the application and revised wording. Attorney Famiglietti presented the commission with the following exhibits:  
Exhibit 1 – a copy of court decision for GCS Land Dev. Corp. vs. Somers Zoning Commission  
Exhibit 2 – Somers POCD pages 22 & 24  
Exhibit 3 – a publication “Planning for Agriculture” from American Farmland Trust & CT Dept. of Agriculture.

Attorney Famiglietti gave a brief explanation of each exhibit; explaining that the POCD and the American Farmland Trust support farming, preservation of farms, and Farm Wineries are consistent with the POCD.

Before proceeding, Jennifer Roy asked commissioner Chris Locatelli to state on the record that he has reviewed all exhibits and watched the public hearing from 5/15/2024. Commissioner Locatelli confirmed.

Attorney George Schober addressed the commission, representing his client Ken Prior. Attorney Schober is concerned about the proposed language stating closing times at 10pm and 11pm on the weekend, in a residential zone. Attorney Schober asks that the commission consider this and confirm that this doesn't violate state statute.

Attorney Schober also expressed concern about the noise from this type of operation should not be allowed to go beyond the property boundaries. The Somers Noise Regulation does not address this.

Attorney Famiglietti re-addressed the commission.

Attorney Schober re-addressed the commission, urging the commission to review the matter with the Town Attorney, particularly about the hours. Discussion was held.

Shane Manning made a motion to close the public hearing, Dan Fraro seconded, all in favor, motion carried. Public hearing closed at 7:07pm.

Application #24-003 Driving Range 349 Main Street LLC; seeking a modification of Special Use Permit, under Zoning Regulations Section 214-6.11 Alcoholic Beverages, to expand the consumption of alcohol throughout the property.

Jonathan Murray representing Driving Range 349 Main Street LLC addressed the commission. Mr. Murray provided a brief history of the property, and prior modifications. Map of property shown.

Jennifer Roy addressed the commission, explaining there is an application required by the Liquor Control for the expansion, therefore she feels this is a modification to the Special Use Permit, that should be approved by the Zoning Commission. Ms. Roy does not have any issues with this, the only concern of hers, echoed by the Planning Commission, was what controls will be in place.

Exhibit 1 provided by Bryan Smithwick, General Manager of Sonny's Place – "Responsible Service of Alcohol at Sonny's Place"

Discussion was held regarding what controls are in place, particularly on the weekend nights when they are busier.

No public present to speak.

Shane Manning made a motion to close the public hearing, Chris Locatelli seconded, all in favor, motion carried. Public hearing closed at 7:16pm.

#### DISCUSSION/POSSIBLE DECISION:

TABLED: Application #24-002: Somers Mountain Properties, LLC, 359 Mountain Road, Somers.

Application #24-003 Driving Range 349 Main Street LLC, 349 Main Street, Somers. Brief discussion held. Chris Locatelli made a motion to approve, Shane Manning seconded, all in favor, motion carried.

APPROVAL OF MINUTES: May 6, 2024 & May 15, 2024 Shane Manning made a motion to approve minutes as written, Chris Locatelli seconded, all in favor, motion carried.

ADJOURNMENT: Shane Manning made a motion to adjourn, Dan Fraro seconded, all in favor, meeting adjourned 7:20pm

Respectfully submitted,  
Jennifer Roy