

TOWN OF SOMERS  
ZONING BOARD OF APPEALS  
SPECIAL MEETING  
April 23, 2026, 6:00 P.M.



MINUTES

*(NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING)*

Call to order at 6:00PM

ROLL CALL: Present: Chairman Ralph Williams; members Shawn Curtis, Tara Moddy, Bob Wheeler and Doug Stebbins, and Jennifer Roy, ZEO, Staff Liaison. Absent: Andy Rockett and Alternate BJ Ferro.

EXECUTIVE SESSION: Pending claims and litigation. Turnberg v Zoning Board of Appeals TTD-CV25-6034157-S.

Doug Stebbins made a motion to enter executive session, seconded by Shawn Curtis, all in favor, executive session from 6:03pm to 6:14pm. Chairman Williams announced that no votes were taken.

DISCUSSION/POSSIBLE DECISION: Attorney Carl Landolina, Pending claims and litigation. Turnberg v Zoning Board of Appeals TTD-CV25-6034157-S.

Brief discussion was held. Doug Stebbins made a motion to accept the settlement agreement and authorize Attorney Landolina to approve the agreement. Tara Moody seconded, Williams, Stebbins, Moody and Wheeler in favor, Curtis recused, motion passed.

PUBLIC HEARING: ZBA26-001: Oakridge Dairy, LLC, 122 Watchaug Road, Somers, appealing a decision of the Zoning Enforcement Officer regarding storage of manure.

Attorney Dory Riser representing Oakridge Dairy, LLC gave a presentation to the Board, submitting the following for the record:

Exhibit A – excerpts from the Somers Zoning Regulations

Exhibit B – Memorandum re: CT Canons Requiring Harmonious, Sensible Construction of Statutes and Regulations

Exhibit C – prior editions of the Somers Zoning Regulations

Exhibit D – Black's Law Dictionary definition of storage

Exhibit E – Memorandum re: intensification of nonconforming uses under CT Law

Exhibit F – spec sheet for flat top corrugated wall tank

Exhibit G – section 3.3 of the Somers Zoning regulations for accessory uses

Bradley Schwab from ACS, Inc., Rochester, NY provided the board with a thorough explanation of the fertilizing process and requirements, including required reporting to be done by Oakridge.

Public comments:

Attorney John Parks, 37 Eleanor Road, Somers – in opposition to the ZBA overturning the ZEOs decision. Presented the following exhibit:

Exhibit H – packet titled: Town of Somers ZBA ZBA26-001 April 23, 2026 containing various documents and photos related to Oakridge Dairy

Cherly Humble, 3 High Meadows Crossing, Somers – in opposition to the ZBA overturning the ZEOs decision. Presented the following exhibit:

Exhibit I – Petition to study the residential impact of Oakridge Dairy’s plan to truck manure

Marco Campelli, 240 Durkee Rd, Somers – Opposes granting appeal

Recess: 7:50pm – 7:52pm

Robert Thiesing, 12 High Meadows Road, Somers – in opposition to the ZBA overturning the ZEO’s decision. Presented the following exhibit:

Exhibit J – Petition and photo

Rich & Gail Locatelli, 7 High Meadows Crossing, Somers – Opposes granting appeal

David & Lorrie Kumm, 3 High Meadows Crossing, Somers – Opposes granting appeal

Edward Morin, 346 Springfield Road, Somers – Opposes granting appeal

Tim Keeney, 57 Maple Rd, Somers – Asks the ZBA to consider only the fact of storage

Ann Levesque, 230 Four Bridges Road, Somers – Opposes granting appeal

Seth Bahler, Oakridge Dairy – addressed the board

Further discussion ensued, with comments from Jennifer Roy, Attorney Riser, and Attorney Zizka.

Shawn Curtis made a motion to close the public hearing, Doug Stebbins seconded, all in favor, hearing closes at 8:12pm.

DISCUSSION/POSSIBLE DECISION: ZBA26-001: Oakridge Dairy, LLC, 122 Watchaug Road, Somers, appealing a decision of the Zoning Enforcement Officer regarding storage of manure.

Ralph Williams addressed the board. Discussion was held.

Doug Stebbins made a motion to grant the appeal #ZBA26-001, Oakridge Dairy, LLC, Tara Moody seconded. Discussion was held. Stebbins in favor, Curtis, Williams and Moody opposed, Wheeler abstained, motion failed.

DISCUSSION/POSSIBLE DECISION: Attorney Mike Zizka & Jennifer Roy, Asst. Dir. Of Land Use/ZEO regarding Zoning Regulations vs. ZBA rules.

Attorney Zizka explained the proposed draft, Jennifer Roy confirmed that the board had received copies prior to this meeting. Brief discussion was held. Ralph Williams made a motion to adopt the proposed Zoning Rules. Doug Stebbins seconded, all in favor, motion carried.

MINUTES: February 19, 2026: Shawn Curtis made a motion to approve the minutes as written, Tara Moody seconded, all in favor, motion carried.

ADJOURNMENT: Doug Stebbins made a motion to adjourn, Shawn Curtis seconded, all in favor, meeting at 8:21 p.m.

Respectfully submitted,  
Jennifer Roy, CZEO