

TOWN OF SOMERS – PLANNING & ZONING COMMISSION
MEETING MINUTES
Thursday, April 9, 2026 at 6:00pm



CALL TO ORDER: 6:00pm Members present: Jim Formica, Brad Pellissier, Chris Locatelli, Dan Fraro, Adam VanWingerden and Jim MacFeat
Absent: Pat Pio, Howie Coro, Bill Salka and Shane Manning

PUBLIC HEARING:

Application #PZC26-002: Estate of Jeanne R. Henry, 184 Durkee Road, Somers, application for a 2-lot re-subdivision.

Rick McCullough present, representing the estate. 2-lot subdivision requested, received approval from Conservation Commission, and a favorable Plan Review from North Central Conservation District. Brief discussion was held.

No public present to speak in favor or opposition. Adam VanWingerden made a motion to close the public hearing, Jim MacFeat seconded, all in favor, hearing closed at 6:05pm.

DISCUSSION/POSSIBLE DECISION:

Application #PZC26-002: Estate of Jeanne R. Henry, 184 Durkee Road, Somers, application for a 2-lot re-subdivision.

Brad Pellessier made a motion to approve application PZC26-002 for a 2 lot subdivision, Chris Locatelli seconded, all in favor, motion carried.

NEW BUSINESS:

Application #PZC26-003: Jack Kennedy, 166 Durkee Road, Somers, application for Home Occupation per section 214-6.2.E of the Zoning Regulations for Landscaping operation.

Jennifer Roy gave an overview of the application; the applicant owns a small landscape business and would like to store his 3 trucks and 3 trailers on site. Jack Kennedy addressed the commission, explaining that he and Ms. Roy discussed the storage, and need for screening. Mr. Kennedy explained that his future plan is build a barn/garage to store the trucks and trailers.

Discussion was held. Chris Locatelli made a motion to accept application PZC26-003 for home occupation, and schedule a public hearing for Thursday May, 7, 2026 at 6:00pm. Jim MacFeat seconded, all in favor, motion carried.

OLD BUSINESS:

Conservation/Wetlands representative - TABLED

CRCOG representative – Brad Pellessier volunteered to serve as representative. Adam VanWingerden made a motion to nominate Brad Pellessier, Jim MacFeat seconded, all in favor, motion carried.

Brad Pellessier made a motion to add an agenda item, review of Zoning Regulations and required text amendments. Chris Locatelli seconded, all in favor, motion carried.

Jennifer Roy explained the changes that are required due to recent legislation. A copy of the draft text amendment was provided to the commission members. Brief discussion was held. Ms. Roy will take the next steps necessary and prepare the text amendment.

MINUTES: March 26, 2026 Brad Pellessier made a motion to approve the minutes, Chris Locatelli seconded, all in favor, with VanWingerden and MacFeat abstaining, motion carried.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn, Jim MacFeat seconded, meeting adjourned at 6:20pm.

Respectfully submitted: Jennifer Roy