

TOWN OF SOMERS – PLANNING & ZONING COMMISSION
MEETING MINUTES
Thursday, June 11, 2026 at 6:00pm



CALL TO ORDER 6:00pm Members present: Jim Formica, Brad Pellissier, Adam VanWingerden, Dan Fraro and Chris Locatelli. Jennifer Roy, CZEO, staff liaison.
Absent: Bill Salka, Shane Maning, Pat Pio, Jim MacFeat and Howie Coro

PUBLIC HEARING:

Application #PZC26-004: Somers Mountain Properties, LLC, 359 Mountain Road, Somers, application for a modification of Special Use permit and settlement agreement conditions relative to food vendors and food trucks.

Mark Murdoch gave a brief explanation to the commission regarding the requested modification. Jason Caetano, 35 Somerset Lane, Somers – in favor.
No other comments from the public.

Brad Pellessier made a motion to close the public hearing, Adam VanWingerden seconded, all in favor, motion carried.

DISCUSSION/POSSIBLE DECISION:

Application #PZC26-004: Somers Mountain Properties, LLC, 359 Mountain Road, Somers, application for a modification of Special Use permit and settlement agreement conditions relative to food vendors and food trucks.

Brad Pellessier made a motion to approve PZC26-004 Somers Mountain Properties, LLC, for a modification to Special Use permit allowing one food truck, and up to three independent food vendors to sell non-alcoholic beverages and/or baked goods from tables or pop-up canopies. Chris Locatelli seconded the motion, all in favor, motion carried.

PUBLIC HEARING:

Application #PZC26-006: Juliano Family One, LLC, 7 & 47 Old Hampden Road, Somers, seeking a modification of Special Use Permit conditions of approval regarding processing of materials.

Brian Juliano, Juliano Family One, LLC addressed the commission, explaining the request. Discussion was held.

Jennifer Roy provided staff reports and written complaints to the commission. Exhibit A.

Kevin Barbeau, 66 Hangdog Lane, Somers – opposes the modification. Submitted written complaint. Exhibit B.

Peter Boulier, 80 Old Hampden Road, Somers – opposes the modification.

Brian Juliano addressed the complaints, stating that no work is being performed on the weekends.

Shawn Curtis, 90 Old Hampden Road, Somers – opposes the modification.

Brad Pellessier asked about other gravel operations in town. Jennifer Roy confirmed that Wood Gravel was in operation for several years, there were dust and slope issues. Also, there was processing equipment at that site.

Brad Pellessier made a motion to close the public hearing, Adam VanWingerden seconded, all in favor, motion carried.

DISCUSSION/POSSIBLE DECISION:

Application #PZC26-006: Juliano Family One, LLC, 7 & 47 Old Hampden Road, Somers, seeking a modification of Special Use Permit conditions of approval regarding processing of materials.

Brief discussion was held. Brad Pellessier made a motion to table the decision, Chris Locatelli seconded, all in favor, motion carried.

Recess taken 7:47pm-7:53pm.

PUBLIC HEARING:

Application #PZC26-007: Oakridge Dairy, LLC, 39 Hurlburt Road, Somers, seeking a Special Use permit for the storage of Manure per section 214-3.3.C.5.d of the Zoning Regulations.

Attorney Dorian Riser provided the commission with an overview of the application. Jay Ussery of J.R. Russo & Associates explained the site plan.

Jennifer Roy provided staff review, comments from Attorney Zizka, and comments from Jeff Catlett, Director of Land Use & Health, along with documents that were obtained from DEEP.

Written correspondence:

Scott & Tracie Wiley, 54 Loubier Drive, Somers – opposes the application.

Helene & Claudio Orfice, 126 Highland View Drive, Somers – concerns about the tanks remaining on site when not in use.

John Parks, Eleanor Road, Somers – gave a presentation in opposition of the application. Mr. Parks provided a series of documents in a booklet titled: Town of Somers Planning & Zoning Commission Application #PZC26-007, Oakridge Dairy, LLC, 39 Hurlburt Road. Exhibit A.

Attorney Riser addressed the commission regarding the permits required from DEEP.

Attorney Ken Slater, Town Attorney asked Attorney Riser for confirmation of emails to DEEP regarding the enlarged manure storage. Attorney Riser will provide confirmation.

Katherine Mashiak, 54 Springfield Road, Somers – spoke in favor of the application.
George VanTassel, 15 Blue Ridge Drive, Somers – spoke in opposition and expressed concerns.
Mark Folsom, 73 Highland View Drive, Somers – spoke in opposition.
Jill Conklin, 3 School Street, Somers – spoke in opposition.
Bob Thiesing, 12 High Meadows Crossing, Somers – spoke in opposition.
Lorraine Kumm, 27 High Meadows Crossing, Somers – spoke in opposition.
Geoff Allison, Hall Hill Road, Somers – expressed concerns and asked clarification.
Emily Kulas, 31 George Wood Road, Somers – expressed concerns.
Frank Orton, 160 Watchaug Road, Somers – spoke in opposition.
Jim Burile, 111 Highland View Drive, Somers – spoke in opposition.

David Moser, Oakridge Dairy, addressed the commission and provided an explanation of the process at the request of a resident. Attorney Riser & David Moser re-addressed the commission. Brief discussion was held.

Brad Pellessier made a motion to continue the public hearing to Thursday, July 9th at 6pm.
Adam VanWingerden seconded, all in favor, motion carried.

DISCUSSION/POSSIBLE DECISION:

Application #PZC26-007: Oakridge Dairy, LLC, 39 Hurlburt Road, Somers, seeking a Special Use permit for the storage of Manure per section 214-3.3.C.5.d of the Zoning Regulations.

Adam VanWingerden made a motion to table the discussion/decision, Brad Pellessier seconded, all in favor, motion carried.

OLD BUSINESS: Adam VanWingerden made a motion to table, Brad Pellessier seconded, all in favor, motion carried.

1. Conservation/Wetlands representative

MINUTES: May 7, 2026 – Adam VanWingerden made a motion to approve as written, Brad Pellessier seconded, all in favor, motion carried.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn, Brad Pellessier seconded, all in favor, motion carried. 8:55pm

Respectfully submitted,
Jennifer Roy, CZEO