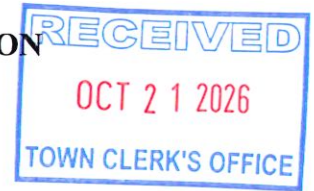


TOWN OF SOMERS – PLANNING & ZONING COMMISSION
MEETING MINUTES (corrected)
Thursday, October 8, 2026



CALL TO ORDER: 6:00pm

Members present: Jim Formica, Brad Pellissier, Chris Locatelli, Jim MacFeat, Dan Fraro and Jennifer Roy, ZEO Staff Liaison Absent: Adam VanWingerden, Howie Coro, Shane Manning, Pat Pio, and Bill Salka.

NEW BUSINESS:

PZC26-012 Attorney George Schober, application for a text amendment adding section 214-6.5 Detached Accessory Dwellings, to allow Detached Accessory Dwellings in Residential Zones.

Attorney George Schober presented a text amendment for Detached Accessory Dwellings. Discussion was held.

Brad Pellissier made a motion to accept the application, refer to CRCOG, and schedule a public hearing for December 10, 2026 at 6:00pm, Chris Locatelli seconded, all in favor, motion carried.

Brad Pellissier made a motion to take the agenda out of order, Chris Locatelli seconded, all in favor, motion carried.

PZC26-014: Matthew Moylan, 119 George Wood Road, Somers, seeking a Special Use permit for Home Occupation per section 214-6.2.E of the Zoning Regulations for Tent Rental company.

Matthew Moylan explained his application for home occupation. He runs a rental company, has a small home office, and keeps all his equipment/items in an existing detached garage. Discussion was held.

Jim MacFeat made a motion to accept the application and schedule a public hearing for November 12, 2026 at 6:00pm, Chris Locatelli seconded, all in favor, motion carried.

PZC26-013: Juliano Family One, LLC, 7 & 47 Old Hampden Road, Somers, application requesting a renewal of Special Use permit expiring November 20, 2026, for Earthwork per section 214-8.4 of the Zoning Regulations.

Brian Juliano explained his application for a one year renewal of his Special Use Permit, they did not complete the earthwork as they had anticipated. Mr. Juliano explained they are working on a complete site plan, to include erosion control measures that have been completed and what need to still be done.

Brad Pellessier made a motion to accept the application and schedule a public hearing for November 12, 2026 at 6:00pm, Jim MacFeat seconded, all in favor, motion carried.

PUBLIC HEARING/DISCUSSION POSSIBLE DECISION:

Application #PZC26-010: Somers Planning & Zoning Commission/Jennifer Roy ZEO, text amendments to comply with Public Act 25-1, section 16, regarding middle housing requirements.

No public present to speak, no written correspondence. Brad Pellissier made a motion to close the public hearing, Chris Locatelli seconded, all in favor, motion carried.

Brad Pellissier made a motion to approve the text amendment as written, Chris Locatelli seconded, all in favor, motion carried.

Application #PZC26-011: Jack Kennedy, 166 Durkee Road, Somers seeking a modification of Special Use permit to construct a 50ft x 80ft pole barn for the storage of trucks and equipment in relation to Home Occupation in the A1 Residential Zone per section 214-6.2.E and section 214-3.3.B.9 for an accessory structure with a footprint larger than the principal building.

Jack Kennedy explained his application; this is for the storage of the landscaping equipment for his business.

Jennifer Roy confirmed Mr. Kennedy sent notices to the abutters. No one present to speak, no written correspondence received.

Brad Pellissier made a motion to close the public hearing, Jim MacFeat seconded, all in favor, motion carried.

Brad Pellissier made a motion to approve application PZC26-011 for Jack Kennedy, Chris Locatelli seconded, all in favor, motion carried.

STAFF REPORT:

Jennifer Roy over some key items on the staff report. Discussion was held regarding the Zoning Enforcement Policy. Ms. Roy requests that the commission formally state if they approve of the policy. Brad made a motion to approve the Zoning Enforcement Policy as presented, Chris Locatelli seconded, all in favor, motion carried. Ms. Roy also discussed recent complaints.

OLD BUSINESS: Conservation/Wetlands representative, discussion was held that Dan Fraro is already appointed to the Conservation Commission.

MINUTES: September 10, 2026 Brad Pellissier made a motion to approve minutes with amending the spelling of his last name, Chris Locatelli seconded, all in favor, motion carried.

ADJOURNMENT: Jim MacFeat made a motion to adjourn, Chris Locatelli seconded, all in favor, meeting adjourned 6:24pm.

Respectfully submitted: Jennifer Roy