

TOWN OF SOMERS
ZONING BOARD OF APPEALS
SPECIAL MEETING
February 19, 2026, 6:00 P.M.



MINUTES

(NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING)

Call to order at 6:10PM

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

NEW BUSINESS: None

DISCUSSION/POSSIBLE DECISION: Jennifer Roy, Asst. Dir. Of Land Use/ZEO reported further information from Attorney Mike Zizka regarding Zoning Regulations vs. ZBA rules. Ms. Roy explained that the 30 days appeals period is one of the main issues that prompted this review, and suggested changes. Discussion was held regarding the process of appealing, and that 15 days would allow for stricter enforcement and fines should the violator not adhere to a cease and desist order or not appeal.

Ralph Williams clarified that as per CT General Statutes, the rules should fall under the ZBA not Planning and Zoning. This allows the ZBA to make changes as needed. Mr. Williams further clarified that the only change would really be to reduce the appeals period down to 15 days.

Shawn Curtis asked if Mr. Williams is suggesting just changing the appeals period and nothing else. Ms. Roy clarified that the only other changes in the draft would be to remove line items that Attorney Zizka states should be removed due to statutes. Discussion continued.

The board was in agreement that Ms. Roy will create a draft of the rules, post on the website, and the agenda in March will include an opportunity for the public to comment.

Shawn Curtis made a motion to authorize Ms. Roy to create a draft of the "ZBA Rules and Regulations" incorporating Attorney Zizka's recommendations and the 15 day appeal revision. Andy Rockett seconded the motion, all in favor, motion carried.

MINUTES: January 13, 2026 Shawn Curtis made a motion to table, Andy Rockett seconded, all in favor motion carried.

ADJOURNMENT: Mr. Curtis and seconded by Mr. Rockett, the board voted unanimously to adjourn at 7:21 p.m.

Respectfully submitted,
Jennifer Roy, CZEO