

TOWN OF SOMERS
ZONING BOARD OF APPEALS
SPECIAL MEETING
August 11, 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, Andy Rockett, and Bob Wheeler. Also present Jennifer Roy, ZEO, Staff Liaison.

Absent: Tara Moddy and Alternate BJ Ferro.

PUBLIC HEARING: ZBA26-002: Danielle Savoie, 12 Mountain Road, Somers, seeking a variance from Section 214-8.1.A.4(b) to install 6-foot stockade fencing within the front yard setback where 3-foot maximum height and one-half open fencing is allowed.

Ms. Savoie provided the board with a brief explanation of why they are looking to put a fence in the front yard along a portion of their property. The topography of the property is challenging in the back yard. The front yard is the only level area, and with two young children, they would like to allow them to play safely in front.

Discussions were held regarding the type of fencing, as well as what constitutes a hardship. Also sight line was discussed at the intersection of Mountain Road and Turnpike Road. Jennifer Roy suggested that a condition if granted, could be that the fence be staked out, and Todd Rolland, Director of Public Works inspect/approve the placement.

Eleanor Labine, 9 Mountain Road, Somers – spoke in favor of the variance request.

Andy Rockett made a motion to close the public hearing, Shawn Curtis seconded, all in favor, motion carried.

DISCUSSION/POSSIBLE DECISION: ZBA26-002: Danielle Savoie, 12 Mountain Road, Somers.

Andy Rockett made a motion to approve application ZBA26-002 to allow fencing along Mountain Road and Turnpike Road, no closer than 6 feet from the property line, with the condition that Todd Rolland, Director of DPW approve the placement. Doug Stebbins seconded, all in favor, motion carried.

PUBLIC HEARING: ZBA26-003: James Riley, 120 Highland View Drive, Somers, seeking a variance from Section 214-3.4.B.3 to place an accessory structure 15 feet from the side and rear property line, where 25 feet is required.

Mr. Riley provided the board with an overview of his property, the placement of the detached garage he would like to construct, and the septic area causing his reason for variance request.

Discussion was held regarding the use of the detached garage, as well as the design/height. Also regarding the size, possible changes to size and location. Additionally, hardship was discussed.

Public comment:

James & Sandra Barile, 111 Highland View Drive, Somers – opposes the variance request
Claudio Orefice, 126 Highland View Drive, Somers – opposes the variance request
Vincent Hollister, 99 Highland View Drive, Somers – opposes the variance request

Further discussion was held regarding hardship, fencing, expired covenants, and agreements.

Andy Rockett made a motion to close the public hearing, Doug Stebbins seconded, all in favor motion carried.

DISCUSSION/POSSIBLE DECISION: ZBA26-003: James Riley, 120 Highland View Drive, Somers.

Discussion was held. Andy Rockett made a motion to approve application 26-003, Doug Stebbins seconded. Williams, Stebbins and Wheeler in favor, Rockett and Curtis opposed, motion failed.

MINUTES: April 23, 2026 Shawn Curtis made a motion to approve the minutes as written, Andy Rockett seconded, Williams, Stebbins and Wheeler in favor, Rockett and Curtis abstain, minutes approved.

ADJOURNMENT: Andy Rockett made a motion to adjourn, Doug Stebbins seconded, meeting adjourned at 7:35 p.m.

Respectfully submitted,
Jennifer Roy, CZEO